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## Nebraska Historic Buildings Survey Webster County

*Prepared for:*

Nebraska State Historical Society



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The Nebraska State Historical Society (NSHS) contracted with Mead & Hunt, Inc., to conduct a Nebraska Historic Buildings Survey (NeHBS) of Webster County. The survey was conducted in the fall of 2002 to document properties that possess historic or architectural significance. Webster County was previously surveyed in the mid-1970s, and 502 properties were identified and recorded in the NeHBS. These properties were reevaluated as part of this project. In addition, 168 properties were newly identified and documented. A total of 670 properties were evaluated for the 2002 NeHBS survey of Webster County.

Surveyed properties were evaluated for their potential to be eligible for the National Register of Historic Places (National Register). Twenty individual properties in Webster County are recommended as potentially eligible for the National Register.

Within the report, when a surveyed building is mentioned, its NeHBS site number follows its reference in the text (WT01-001, for example). These site numbers begin with an abbreviation of the county, WT for Webster, and a two-digit number referring to its location within the county. Each community has a number, for example Amboy is "01" and rural sites are numbered "00." The last three numbers refer to the specific building or structure within the NeHBS inventory.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: Helen Mathew of the Webster County Historical Museum; Bill Callahan, Jill Ebers, Bob Puschendorf, and Stacy Stupka-Burda of the Nebraska State Historic Preservation Office (NeSHPO); and the staff of the Nebraska State Historical Society Archives and Library.

Mead & Hunt prepared this report under contract to the NSHS. Architectural historians from Mead & Hunt who contributed to the survey and report include Emily Schill and Christina Slattery.

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The paper used in this publication meets the minimum requirements of the American National Standard for Information Sciences-permanence of paper for printed Library Materials (ANSI Z39-48-1984).

Historic photographs within the report are used courtesy of the NSHS, NeSHPO, and Webster County Historical Museum (WCHM). Images shown in the glossary are adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, vol. 2, Architecture* (Madison, Wis.: State Historical Society of Wisconsin, 1986). Other images are 2002 survey photographs taken by Mead & Hunt, Inc. Graphic layout and design of this report was completed by Kent A. Jacobson. Cover photograph(s) include: the Red Cloud Main Street Historic District, c.1915, listed in the National Register of Historic Places, courtesy of the Webster County Historical Museum.



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# Chapter 1

## Historic Overview

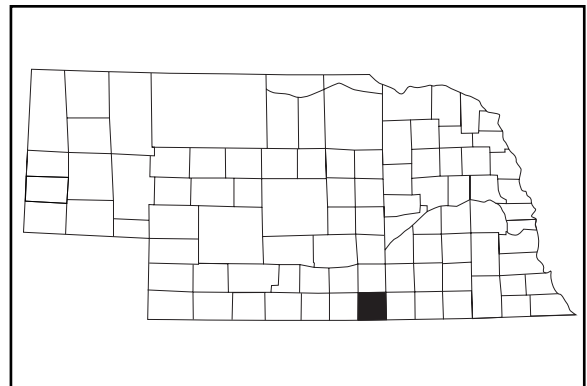
### Landscape and Environment of South Central Nebraska

*"As I looked about me I felt the grass was the country, as the water is the sea. The red of the grass made all the great prairie the color of wine-stains, or of certain seaweeds when they are first washed up. And there was so much motion in it; the whole seemed, somehow, to be running."*  
(Willa Cather, *My Antonia*)

Webster County is located in south central Nebraska, bordering Kansas. The regional landscape of south central Nebraska is characterized by a series of rolling plains and prairies. The Little Blue River is located in the northern part of the county and the Republican River is located in the southern part of the county. A series of irregularly shaped plains and low-lying areas of drainage, commonly known as "the Divide," characterize the area between the rivers, and the majority of Webster County is included in this region.<sup>1</sup>

The expansion of the railroad industry in the late 1800s fueled settlement and agricultural enterprise in south central Nebraska. As new rail lines began to move westward, many settlers were lured by the prospect of cheap land and agricultural opportunities. Several Webster County communities, including Bladen and Blue Hill, were platted along

the expanding rail lines. The Republican River, with its supply of water and tree-lined banks, also attracted early settlers to Webster County.<sup>2</sup>



Webster County Map

### Webster County

*"There was nothing but land: not a country at all, but the material out of which countries are made."*  
(Willa Cather, *My Antonia*)

Native-American tribes inhabited the Republican River valley for centuries prior to Nebraska statehood. The Pawnee Indians established a village

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site near present-day Guide Rock in the 1700s. In 1806 Captain Zebulon Pike visited the Pawnee village in an effort to persuade the chief to replace the Spanish flag with the American flag. Pike's men dug rifle pits along the Republican River from which to defend themselves in case of attack. Remnants of the village site and rifle pits remain, and the sites were designated as a National Historic Landmark in 1964.<sup>3</sup>



*Guide Rock located along the Republican River, c.1900, WT00-170 (WCHM)*

The Nebraska government opened Webster County to homesteaders in 1870, and at this time the county population stood at only sixteen. The oldest permanent settlement in Webster County was established in 1870, south of the current town site of Guide Rock. Webster County was officially formed on April 19, 1871. By 1890 the population had boomed to 11,210. This large increase was caused by the vast stream of settlers moving west after the Civil War. Settlers from Ohio, Missouri, Indiana, Illinois, Iowa, and eastern states first settled in eastern Nebraska, then moved further west as land became available. Ethnic diversity was common during this early period of settlement. Germans, Czechs, French, Swiss-Germans, Norwegians, Swedes, Danes, and English settled in Webster County. Germans tended to settle in the north-central and northeast sections of the county, while Czechs preferred to settle in the central area north of Red Cloud.<sup>4</sup>

Agriculture has served as the economic base for Webster County since the earliest settlement. Over the years, the focus has changed from grain farming to mixed grain and livestock farming, with an emphasis on wheat and corn. Dryland farming prospered in the Webster County uplands during the first decades of the twentieth century due to the

plentiful supply of underground water. The 1930s proved to be a difficult time for farmers across Nebraska and Webster County was no exception, with successive crop failures occurring from 1934 through 1936. Many farmers took jobs outside the farm to make ends meet, while others gave up farming altogether. Migration from the Great Plains, including Nebraska, reached its peak in 1936, when many farmers were forced to leave the region to seek better opportunities elsewhere. Webster County's population decreased by more than 20 percent between 1930 and 1940.<sup>5</sup>



*Cutter's Livestock Yards near Red Cloud, c.1900, nonextant (WCHM)*

Beginning in 1945, soil conservation became an important aspect of agriculture in Webster County, and the following decades saw advances in irrigation technology. The introduction of the center pivot irrigation system and the trend towards large farms and feedlots has caused many rural farmsteads in Webster County to be consolidated or abandoned.

In 1965 the Nebraska Legislature recognized the significance of Webster County native Willa Cather and officially proclaimed the western half of the county as "Catherland." A state historical marker was placed fourteen miles north of Red Cloud. The marker reads in part: "'The history of every country begins in the heart of a man or woman.' The history of this land began in the heart of Willa Cather."<sup>6</sup>

In 2001 Webster County's population stood at an estimated 4,015, approximately one-third of the 1910 peak population of 12,008. Drought, successive crop failures, farm consolidation, and general urbanization trends have contributed to the population decrease over the years.<sup>7</sup>

### Starke Round Barn

The Starke Round Barn (WT00-001), located south of Amboy, is reputed to be one of the largest round barns in the nation and was listed in the National Register of Historic Places (National Register) in 1971. Brothers Conrad, Ernest, Bill, and Chris Starke constructed the barn between 1902 and 1903. The brothers used the barn in conjunction with their livestock operation until the 1930s.

The structure measures 130 feet in diameter and contains three stories. The barn is sited so that both the first and second levels are accessible from the exterior. The first level was originally used for animal storage, the second for machinery, and the third for hay. A central brick silo measures 28 feet in diameter and 65 feet in height. The barn was constructed using a combination of balloon framing and heavy timber supports. Timbers are held together by balancing tensile forces rather than nails or pegs. The original horizontal siding was replaced with corrugated iron sheets during the 1960s.<sup>8</sup>



Starke Round Barn near Amboy, WT00-001, listed in the National Register (WCHM)

### Community Development

*"But the great fact was the land itself, which seemed to overwhelm the little beginnings of human society that struggled in its sombre wastes."*  
(Willa Cather, *O Pioneers!*)



Bird's-eye view of Bladen, c. 1900 (WCHM)

### Amboy

The community of Amboy is located approximately four miles east of Red Cloud at the mouth of Elm Creek and along the Burlington and Missouri River Railroad. Prior to 1878, the community had a lumberyard, post office, blacksmith shop, livery stable, flour mill, and several stores. However, the proximity to Red Cloud curtailed the growth of the settlement and Amboy never prospered. The community had failed by the early 1880s, with the exception of the Amboy Milling and Elevator Company. The original mill operated from 1876 until 1914, when it was destroyed by lightning. The mill was rebuilt in 1915 and continued to operate into the 1950s. The Frisbie family, early owners of the mill, made up the majority of Amboy's early population. Today the community of Amboy contains a handful of residences and the vacant mill. The town was not included in the 1990 or 2000 census results and does not support any commercial activity.<sup>9</sup>

### Bladen

Bladen was platted by the Lincoln Land Company, an agent of the Burlington and Missouri River Railroad, in 1886. It was not long before Bladen was a bustling community with a railroad depot, two-story hotel, bank building, general store, blacksmith, barbershop, and lumberyard, among other enterprises. Bladen's population grew steadily in the late nineteenth century, and in 1900 peaked at 1,823. It was during this period of growth and prosperity that many of the large commercial buildings were

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constructed to service the community's growing population. These buildings include the Opera House (WT02-008), the White Front Garage (WT02-024), and the Service State Bank (WT02-012). Bladen served as an agricultural business center into the late 1920s, supporting hundreds of rural households located in the surrounding area. Improved transportation in the 1930s and 40s, which allowed for automobile travel to larger commercial areas and decreased reliance on rail traffic, eventually led to the economic setback of Bladen. By 2000 Bladen's population had dwindled to 291. The community supports limited commercial development.<sup>10</sup>



*West side of Main Street looking south in Bladen, c. 1920 (WCHM)*

### Blue Hill

Blue Hill was platted by an agent of the Burlington and Missouri River Railroad in 1878. Construction of the town site began immediately after the survey was completed and a depot was erected before the year was over. The majority of Blue Hill's early commercial buildings were destroyed by fire in June of 1890. As a result, brick commercial structures were constructed in the downtown area. Blue Hill became an agricultural business center in north-eastern Webster County. In addition to several commercial enterprises, the community had a creamery, grain elevator, roller mill, and livestock dealer.<sup>11</sup>

Unlike other Webster County communities, improvements to what is now US Highway 281 in the 1920s and 40s brought increased business to Blue Hill. In addition, the proximity to Hastings, located twenty miles north, has allowed Blue Hill to become a bedroom community for those who work in the

larger city. Blue Hill's population has grown over the past decade to include over 850 residents who support several commercial and agricultural enterprises.<sup>12</sup>

### Cowles

Cowles was platted in 1878 in central Webster County, near Elm Creek and along the Burlington and Missouri River Railroad. The original plat included twenty-two blocks laid out in a central grid plan with the railroad bisecting the town at a diagonal. A train depot had been constructed by 1878, and by 1880 residences and commercial buildings were erected. By 1890 Cowles had a population of 200 that supported seventeen businesses, including a bank, two grain elevators, a hotel, and two churches. Cowles population peaked at 222 in 1920.<sup>13</sup>

Cowles remained an agricultural business center for the farmsteads in the surrounding area until 1927, when State Highway 91 was relocated from Main Street to one-half mile north of town. The relocated highway, coupled with the drought of the 1930s, marked the end of Cowles' prosperity. In 2000 Cowles population stood at 48.<sup>14</sup>

### Guide Rock

Guide Rock is located in the southeast corner of Webster County, north of the Republican River. The community took its name from the Republican River bluff known as "Guide Rock," (WT00-170) which served as a navigation guide to Native Americans and early settlers. Guide Rock was platted in 1873, but remained a small settlement until 1880 when it became clear that the community would become a station on the Burlington and Missouri River Railroad. By the early 1880s, the town had a population of 300 and twenty-seven established businesses, including two general merchandise stores, two liverys, two blacksmiths, a hotel, and a flour mill. By 1900 many of the early frame commercial buildings had been replaced with brick structures, some of which are still extant. Guide Rock's population peaked at 690 in 1910. The current population of 245 supports a handful of small businesses located in the community.<sup>15</sup>





Methodist Episcopal Church in Guide Rock, c.1910,  
WT05-008 (WCHM)



Cooper Homestead near Inavale, c.1920,  
nonextant (WCHM)

### Inavale

The community of Inavale was settled during the 1870s, but it was not surveyed and laid out until 1884. One of the first commercial enterprises, a cheese factory, was established in 1883. The factory operated through the early 1900s, shipping products to Omaha and Denver. By 1890 the village's population of 100 supported a lumberyard, blacksmith, implement dealer, hardware store, drug store, livery stable, and two general merchandise stores. The town also served as a livestock and grain shipping point for farmers in the surrounding area. The community continued to prosper into the 1920s, with livestock and grain shipping as the primary industries. The drought of the 1930s caused economic hardships throughout Webster County, including Inavale. A 1935 fire destroyed many of the commercial buildings on the south side of Blaine Street (US Highway 136), and the commercial area was largely not rebuilt.<sup>16</sup> Inavale was unable to recover. The population continued to dwindle and the community was not included in the 1990 or 2000 census.

### Red Cloud

*"Black Hawk, the new world in which we had come to live, was a clean, well-planted little prairie town, with white fences and good green yards about the dwellings, wide dusty streets, and shapely little trees growing along the wooden sidewalks. In the centre of the town there were two rows of new brick 'store' buildings, a brick schoolhouse, the court-house, and four white churches."*

(Willa Cather, *My Antonia*. Red Cloud served as the setting for the town of Black Hawk.)



West side of Webster Avenue looking north from Third  
Street in Red Cloud, c.1910 (WCHM)

Red Cloud, named after the chief of the Oglala division of the Teton-Lakota Sioux, is the largest community in Webster County and serves as the county seat. The community was established in 1870 when Silas Garber and other pioneers settled along Crooked Creek, immediately east of the current town site. Garber had spent time at the early Guide Rock settlement in 1870 before advancing further west.<sup>17</sup> Garber went on to serve as governor of Nebraska and

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was the inspiration for Captain Forrester in Willa Cather's *A Lost Lady*. The site of Garber's early dugout and homestead is listed in the National Register, WTOO-012.

Red Cloud was platted in 1872. By 1873 the community had two hotels, a general merchandise store, lumber mill, livestock dealer, and a ferryman on the Republican River, among other enterprises. Real estate speculation was common during this period of settlement, with businessmen purchasing and selling lots in town. The Burlington and Missouri River Railroad arrived in 1879, and by 1882 the town was connected to Denver and Kansas City. With the completion of the railroad line, Red Cloud experienced a rush of business and immigrant settlement. While dugouts and sod houses were common in rural areas, frame construction was the popular choice among new residents.<sup>18</sup>

Red Cloud experienced a period of expansion during the 1880s. Hundreds of frame and brick residences were constructed during the decade, and early homes were often improved and expanded. Within the downtown commercial area, many of the early frame structures were replaced with elaborate brick structures. The Miner Brothers Store (WT07-027), completed in 1883, was the first brick business block erected in Red Cloud. Other brick buildings were erected soon after, including the State Bank Block (WT07-030) in 1883, Opera House (WT07-031) in 1885, Moon Block (WT07-032) in 1886, and the Farmers and Merchant's Bank (WT07-072) in 1888 (the majority of commercial structures constructed during the 1880s are extant and form the Main Street Historic District, which is listed in the National Register. See Chapter 3 for a discussion of the Willa Cather Thematic Group Properties).<sup>19</sup>

The early 1900s saw increased prosperity, along with continued residential and commercial development. Red Cloud industry developed as new flour mills were constructed. Additional civic improvements in Red Cloud included the 1914 Webster County Courthouse (WT07-104), the 1918 Auld Public Library (WT07-096), and the 1920 Besse Auditorium (WT07-115).

Like the rest of Webster County, Red Cloud experienced setbacks during the 1930s. Drought, windstorms, and heavy flooding were common during the decade. Economic troubles caused the

foreclosure of homes and local businesses. Although Red Cloud was able to rebound from the troublesome decade, the setbacks of the 1930s would hinder further development.



*The Republican River flood covering US Highway 281 south of Red Cloud, June 1, 1935 (WCHM)*

Willa Cather is Red Cloud's most famous daughter and one of Nebraska's most noted novelists. In 1882, at the age of ten, she left Virginia with her family for the Nebraska prairie. The family spent two years on a Webster County farm before moving into Red Cloud. Cather lived in Red Cloud until leaving for the University of Nebraska at Lincoln in 1890. Between 1890 and the early 1930s, Cather returned to Red Cloud on occasion to visit family and friends.

Life in Red Cloud had a profound effect on Cather and influenced her writing. The Red Cloud of her childhood is the setting for many of her works and it is described in meticulous detail under various pseudonyms. Many of her acquaintances and Webster County experiences became subject matter for her Nebraska novels.<sup>20</sup>

In 1955 the Willa Cather Pioneer Memorial and Educational Foundation was founded in Red Cloud. The foundation has been influential in preserving and restoring sites important to the life and work of Willa Cather in Red Cloud and rural Webster County. The foundation operates a bookstore and art gallery on Webster Avenue in the Main Street Historic District and conducts tours of the Cather-related properties in Red Cloud and the surrounding countryside. The foundation's recent activities have included the restoration of the historic 1885 Opera House on Webster Avenue.

### Red Cloud Depot

The Red Cloud Depot (WT07-010) was constructed in 1897 to replace the original depot, which was destroyed by fire in 1896. The depot and railroad tracks were located approximately one mile south of the town center, an uncommon distance at the time. The distance between the depot and downtown did not hinder rail transportation. Hotels and eateries were constructed near the depot and a horse-drawn streetcar line was established in 1887 to transport travelers between the town center and the depot. Red Cloud was on the main line of the Burlington and Missouri River Railroad between Kansas City and Denver. During the peak of rail travel, eight passenger trains stopped in Red Cloud daily.<sup>21</sup>

When the Willa Cather Pioneer Memorial and Educational Foundation purchased the Red Cloud Depot from the railroad in 1985, it was relocated approximately 300 feet north of the original site and renovated. The depot was listed in the National Register in 1981 as part of the Willa Cather Thematic Group (see Chapter 3 for a discussion of the Willa Cather Thematic Group properties and associated districts). To Cather, trains and the depot symbolized both an escape to the outside world and the door in which the outside world entered Red Cloud. Trains play an important role in her novels, transporting central characters between the Nebraska prairie and the world beyond.



*Red Cloud Depot, c.1900, WT07-010, listed in the National Register (WCHM)*

Red Cloud's population in 2000 was 1,131, approximately forty percent less than the peak population of 1,856 in 1920. The modest population supports several agricultural and commercial enterprises located in the community. A motel on the outskirts of town is supported by the modest tourism industry.

### Rosemont

The community of Rosemont was established in 1890 to serve as a grain and livestock shipping point along the Burlington and Missouri River Railroad, as well as a merchandising center for the German population of northeast Webster County. Claas Rose, a German immigrant who arrived in Webster County in 1880, worked to establish the town and businesses in the community. Rosemont prospered during the 1890s and early 1900s and offered merchandise and services to the farmers in the area, including a lumberyard, bank, hotel, post office, barber shop, furniture store, and saloon.<sup>22</sup>

The town of Rosemont began to decline once State Highway 4 was constructed in 1933-34. The graveled highway made it easier for occupants of the surrounding areas to drive into the larger communities of Blue Hill and Lawrence (in neighboring Nuckolls County) for shopping and services. Some well-established businesses survived until the 1950s, but many closed earlier and the buildings were relocated. The majority of the original homes constructed in Rosemont are no longer standing. The two churches remaining in Rosemont (WT08-001 and WT08-002) were relocated to the community during the 1950s.<sup>23</sup>

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## Notes

<sup>1</sup> V. R. Wilcox, "A History of Nuckolls County, Nebraska" (Master of Arts, Colorado State College of Education, 1935), 13, 34; "From 'Hoppers to 'Copters" (N.p., N.d.), 3; Nuckolls County Centennial, Inc., *The Wonderful Years: A History of Nuckolls County, Nebraska, 1871-1971* (Superior, Nebr.: The Superior Express, 1971), 8; Nebraska State Historical Society, "Nebraska Planning and Development Region Thirteen: A History and Historic Sites Survey of Adams, Clay, Nuckolls, and Webster Counties" (Lincoln, Nebr.: N.p., 1970), 1-3.

<sup>2</sup> V. R. Wilcox, "A History of Nuckolls County, Nebraska," 13, 34; From 'Hoppers to 'Copters," 3; Nuckolls County Centennial, Inc., *The Wonderful Years: A History of Nuckolls County, Nebraska, 1871-1971*, 8; Nebraska State Historical Society, "Nebraska Planning and Development Region Thirteen: A History and Historic Sites Survey of Adams, Clay, Nuckolls, and Webster Counties," 1-3.

<sup>3</sup> Mabel Cooper-Skjelver, *Webster County: Visions of the Past* (N.p., N.d.), 10.

<sup>4</sup> Cooper-Skjelver, *Webster County: Visions of the Past*, 3-4.

<sup>5</sup> Cooper-Skjelver, *Webster County: Visions of the Past*, 3; Dr. Elmer A. Thomas, *80 Years in Webster County* (Hastings, Nebr.: Tribune Graphic Arts, 1953), 48; Blue Hill Bicentennial History Committee, *The Heritage of Blue Hill* (Blue Hill, Nebr.: The Blue Hill Bicentennial History Committee, 1977), 166; Nebraska State Genealogical Society, "A Research Guide to Genealogical Data in Webster County, Nebraska," Nebraska State Genealogical Society, October 1984), 25.

<sup>6</sup> Willa Cather Pioneer Memorial and Educational Foundation, "What is Catherland?," *Willa Cather Pioneer Memorial and Educational Foundation*, N.d., <<http://www.willacather.org/catherland.htm>> (1 April 2002).

<sup>7</sup> Nebraska State Genealogical Society, "A Research Guide to Genealogical Data in Webster County, Nebraska," 25; U.S. Bureau of Census, "Webster County, Nebraska," *U.S. Census Bureau, State and County QuickFacts*, 30 May 2002,

<<http://quickfacts.census.gov/qfd/states/31/31181.html>> (12 July 2002).

<sup>8</sup> Persijis Kolberg, "Starke Round Barn," National Register of Historic Places Nomination, 1971.

<sup>9</sup> Cooper-Skjelver, *Webster County: Visions of the Past*, 224-227.

<sup>10</sup> Bladen Opera House Centennial Book Committee, *Bladen: The First 100 Years* (Marceline, Mo.: Walsworth Publishing Co., 1986), 11-12, 19-20, 67; Nebraska State Genealogical Society, "A Research Guide to Genealogical Data in Webster County, Nebraska," 3; Cooper-Skjelver, *Webster County: Visions of the Past*, 126; Nebraska Department of Natural Resources, "2000 Census Data Retrieval, Nebraska Places," <<http://nrcnt3.dnr.state.ne.us/Census/Places3.asp>> (8 February 2002).

<sup>11</sup> Blue Hill Bicentennial History Committee, *The Heritage of Blue Hill*, 167, 179-180.

<sup>12</sup> Cooper-Skjelver, *Webster County: Visions of the Past*, 253-254; Nebraska Department of Natural Resources, "2000 Census Data Retrieval, Nebraska Places," <<http://nrcnt3.dnr.state.ne.us/Census/Places3.asp>>.

<sup>13</sup> Nebraska State Genealogical Society, "A Research Guide to Genealogical Data in Webster County, Nebraska," 4.

<sup>14</sup> Cooper-Skjelver, *Webster County: Visions of the Past*, 90-94; Nebraska Department of Natural Resources, "2000 Census Data Retrieval, Nebraska Places," <<http://nrcnt3.dnr.state.ne.us/Census/Places3.asp>>.

<sup>15</sup> Cooper-Skjelver, *Webster County: Visions of the Past*, 146-147; Nebraska State Genealogical Society, "A Research Guide to Genealogical Data in Webster County, Nebraska," 4.

<sup>16</sup> Cooper-Skjelver, *Webster County: Visions of the Past*, 177-184.

<sup>17</sup> Cooper-Skjelver, *Webster County: Visions of the Past*, 279.

<sup>18</sup> Cooper-Skjelver, *Webster County: Visions of the Past*, 280-285.



<sup>19</sup> Cooper-Skjelver, *Webster County: Visions of the Past*, 292; D. Murphy, Ann Billesbach, and Joni Lidolph Gilkerson, "Willa Cather Thematic Group: Sites and Districts in Webster County, Nebraska" National Register of Historic Places Nomination, 1982.

<sup>20</sup> Murphy, Ann Billesbach, and Joni Lidolph Gilkerson, "Willa Cather Thematic Group: Sites and Districts in Webster County, Nebraska."

<sup>21</sup> Ann E. Billesbach, "Red Cloud - Webster County," N.d., <<http://www.casde.unl.edu/history/counties/webster/redcloud/redcloud.htm>> (2 April 2002).

<sup>22</sup> Cooper-Skjelver, *Webster County: Visions of the Past*, 207-208.

<sup>23</sup> Cooper-Skjelver, *Webster County: Visions of the Past*, 212-215.



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# Chapter 2

## Survey Results

### Research Design

#### Objectives

The Nebraska State Historical Society (NSHS) retained Mead & Hunt to identify and document significant historic, architectural, and landscape resources within Webster County. Architectural historians from Mead & Hunt conducted a Nebraska Historic Buildings Survey (NeHBS) in the fall of 2002. The survey builds upon the previous survey efforts undertaken in the 1970s, including an intensive survey of resources related to the life and writings of Willa Cather by the NSHS and an independent survey of Webster County by Mabel Cooper-Skjelver that was donated to the NSHS. The 2002 NeHBS verified the location and evaluated the current status of previously surveyed resources and identified additional resources that qualify for inclusion in the NeHBS. The Mead & Hunt survey team examined the integrity and significance of each previously surveyed and newly identified resource and its potential eligibility for listing in the National Register of Historic Places (National Register). The survey team also reviewed resources collectively to determine their potential to contribute to a National Register Historic District. For more information on the NeHBS refer to Chapter 6. Preservation in Nebraska.

#### Methodology

##### *Survey Area*

The survey area consisted of buildings, structures, sites, and objects within Webster County that are visible from the public right-of-way.

##### *Background Research*

Before beginning fieldwork, architectural historians from Mead & Hunt investigated published information about the history, culture, and settlement of Webster County and its communities at the following repositories: Nebraska State Historical Society Library / Archives, Webster County Historical Society, and the Auld Public Library in Red Cloud.

Mead & Hunt collected information on previously surveyed properties and National Register-listed properties at the Nebraska State Historic Preservation Office (NeSHPO). NeSHPO staff and the Mead & Hunt survey team participated in a public meeting held in the fall of 2002 to provide local residents with information about the survey. NeSHPO and Mead & Hunt staff encouraged residents to share information about local history, sites that may gain significance from their association with an historic event or important person and sites that are not visible from the public right-of-way.

## Chapter 2. Survey Results

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### *Field Survey*

During the field survey, architectural historians from Mead & Hunt drove all known public roads and streets to identify properties with historic and architectural significance. Properties that are included in the survey met the evaluation considerations outlined in the NeHBS Manual (February 9, 2002). Generally, the NeHBS uses the National Park Service guidelines, which state that a property must:

- Be at least fifty years old — Following NeHBS guidelines, Mead & Hunt included properties that fell a few years outside the fifty-year mark if they were significant or unusual property types.

- Be in its original location — Generally, historical associations are absent when a property is moved from its original location.

- Retain its physical integrity — For a property to retain physical integrity, its present appearance must closely resemble its original appearance. Common alterations to buildings include the replacement of original features with modern ones (such as new windows or porches), the construction of additions, and the installation of modern siding materials. Historic siding materials include asphalt shingles and sheet rolls, and asbestos shingles that have been applied during the historic period of the property or more than fifty years ago. Generally, asphalt siding was used prior to World War II and asbestos siding was popularized after World War II. For further discussion of historic siding materials, see Glossary of Architectural Styles and Survey Terms. Properties that display too many physical changes were excluded from the survey. Because urban residences are the most common resource within building surveys, evaluation of houses followed a strict integrity standard.

Generally, the survey team evaluated farmsteads and complexes of agricultural buildings and structures as a whole. If the primary building(s) of the farmstead or complex did not retain integrity, the associated buildings were not included in the survey. The survey team made exceptions for outbuildings or structures that held significance collectively or individually, even if the residence, main barn, or other outbuildings did not retain sufficient integrity to qualify the collection of buildings for inclusion in the survey. The survey included abandoned properties that pre-date 1900, represent a rare or unusual

property type, or exhibited regional construction methods or use of materials such as sod, stone, or log.

Mead & Hunt evaluated commercial buildings individually and as potential contributing components of a commercial historic district. In accordance with NeHBS guidelines an altered first-floor storefront alone did not eliminate a building from the survey. The NeHBS acknowledges that the first-floor storefronts of commercial buildings are often modernized. If a commercial building retained historic wall surfaces, cornices, and second-level window openings, it was generally included in the survey.

An intensive survey theme for the NeHBS of Webster County was the evaluation of properties associated with the Willa Cather Thematic Group. Mead & Hunt surveyed, reevaluated, and documented properties included in the thematic group. See Chapter 3, Willa Cather Thematic Group Properties, for a discussion of the reevaluation results.

Mead & Hunt personnel documented properties according to the NeHBS manual's procedures and requirements. Architectural historians from Mead & Hunt recorded information gathered in the field into the NeHBS database. Photographic documentation included two black-and-white photographs for each newly surveyed property, and color and digital pictures of potentially eligible properties and representative properties. During the evaluation, the survey team related properties to historic contexts and property types developed by the NeSHPO and outlined in the NeHBS manual. Property locations were recorded on an U.S. Geological Survey, county road, and/or city map and in the database. All surveyed properties were evaluated for potential eligibility according to the National Register criteria listed below.

Limitations and biases of the survey included a review of only those properties and resources identifiable from the public right-of-way and not obscured by foliage or other obstructions. Webster County included a number of previously undocumented agricultural properties that are setback from the public right-of-way and the survey team attempted to view and assess these properties. However, in certain cases the survey team was unable to evaluate

a property from the public right-of-way, which precluded it from inclusion in the survey. The survey team also encountered several previously surveyed farmhouses with architectural interest that could not be assessed due to the setback from the road. Further research is needed to determine if these properties are eligible for the National Register.

### **National Register of Historic Places**

The National Register is the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify as eligible for the National Register, properties generally must be at least fifty years old and possess historic significance and physical integrity.

To be listed in the National Register, a property's significance must be demonstrated by one or more of the following criteria established by the National Park Service:

- Criterion A – Association with events or activities that have made a significant contribution to the broad patterns of our history.
- Criterion B – Association with the lives of persons significant in our past.
- Criterion C – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D – Holds the potential to provide important information about prehistory or history.

Generally, cemeteries, birthplaces, grave sites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last fifty years are considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or historical importance.
- Moved properties that are significant for architectural value.
- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person's public life.
- Cemeteries that derive primary significance from graves of person's of transcendent importance, from age, or distinctive design features.
- Reconstructed buildings when built in a suitable environment.
- Commemorative properties with significant design, age, tradition, or symbolic value.
- Properties less than fifty years old that are of exceptional importance.

Important in determining the eligibility of a property is integrity. Integrity is defined as the ability of a property to convey its significance. A property's integrity must be evident through historic qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The Glossary of Architectural Styles and Survey Terms define the seven elements of integrity. For more information on the National Register refer to Chapter 6. Preservation in Nebraska.

This report highlights the results of the survey conducted in the fall of 2002 including recommendations for potential National Register eligibility. Products submitted to the NSHS include the survey report, black-and-white photograph contact sheets, negatives, color slides and digital images, maps, an electronic database of the surveyed properties, and research files.

## Chapter 2. Survey Results

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### Survey Results

The 2002 NeHBS of Webster County evaluated 670 properties, including 502 previously surveyed properties. Mead & Hunt did not resurvey 284 previously surveyed properties that exhibited poor integrity or were nonextant. In total, the survey team documented 386 properties meeting NeHBS guidelines, including 168 newly surveyed properties and 218 previously surveyed properties (see Table 1. Numerical Summary of 2002 Reconnaissance Survey Results).

### Illustrated Discussion of Significant Historic Contexts

The survey team identified properties that relate to historic contexts outlined by the NeSHPO in the NeHBS Manual. Each historic context contains distinct property types and outlines the history of a particular theme as it relates to the state of Nebraska. This survey identified eight significant historic contexts. The following discussion presents each of the historic contexts through an illustration of related properties identified in the reconnaissance survey. A list of potentially eligible properties associated with historic contexts can be found in Chapter 4. Recommendations.



*Farmstead near Blue Hill, WT00-132*

#### Agriculture

The agriculture context addresses property types related to food production including crops and livestock. Within Webster County, the survey results primarily identified farmsteads associated with this theme. Farmsteads typically contained a main house flanked by barns and smaller outbuildings, grain bins, machine sheds, garages, chicken coops, and windmills. With the introduction of modern farming practices and irrigation systems during the second

half of the twentieth century, modern outbuildings and utility buildings, often constructed of metal, were commonly added to agricultural complexes.



*Barn near Guide Rock, WT00-243*

#### Commerce

The historic context of commerce is concerned with the buying and selling of commodities that are transported from one place to another. Associated property types include stores providing a variety of products or services. Historic commercial buildings are often one- and two-story brick structures located in the community's central business district. Commercial buildings frequently display features of architectural styles and forms that include Italianate, Commercial Vernacular, and Neoclassical Revival.



*Commercial building in Cowles, WT04-005*

## Chapter 2. Survey Results

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*Commercial building in Blue Hill, WT03-028*



*Five Star School near Bladen, WT00-128, 1978 (NeSHPO)*

### *Government*

The historic context of government pertains to properties related to governing at the federal, state, or local level.

### *Education*

The education context relates to the processes of teaching and learning. The reconnaissance survey identified public schools as related property types. Schools were typically one story in height and of frame or brick construction. Rural schools were simple frame buildings with gable roofs and few architectural details.



*Trinity Evangelical Lutheran School in Blue Hill,  
WT03-048*



*Webster County Jail in Red Cloud, WT07-047, Seward  
Street Historic District*



*Auld-Doudna Public Library in Guide Rock, WT05-038*



## Chapter 2. Survey Results

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### *Religion*

The historic context of religion relates to the institutionalized belief in, and practice of, faith. Related property types identified during the reconnaissance survey include churches, cemeteries, and clergy residences. The churches identified in the survey were typically of frame or brick construction and demonstrate elements of the Neo-Gothic style or were vernacular in form.

Generally, religious properties are not eligible for inclusion in the National Register unless the property derives its primary significance from architectural distinction or historical importance.



*New Virginia Methodist Church near Inavale, WT00-029*



*Methodist Episcopal Church in Inavale, WT03-006*

### *Processing Industry*

This historic context includes industries that process, prepare, or package goods and products. Associated property types include mills, stockyards, creameries, lumber yards, and brick yards.



*Blue Hill grain elevator, WT03-049*

### *Settlement/Architecture*

The historic context of settlement pertains to the division, acquisition, and ownership of land. Houses are the primary property type associated with settlement in the survey area and represent the largest pool of buildings surveyed. Vernacular forms with stylized architectural details generally characterize the residential properties within the survey area. For definitions of architectural styles and terms, refer to Glossary of Architectural Styles and Survey Terms.

Vernacular forms consist of functional, often simplistic, buildings or structures. Vernacular buildings do not exhibit high-style architecture in their design and are generally designed and constructed by local builders and not by trained architects. Examples of one-story cube, front, and side gable houses were found throughout the survey area functioning as farmhouses and residences in communities. These houses commonly have a symmetrical fenestration pattern and have modest architectural details. Most commonly displayed details include side bay windows and dormers. Together, these forms represent much of the rural housing constructed by the ranch and farming community during the late nineteenth and early twentieth centuries.

- A one-story cube house has box-like massing, a hipped roof, and minimal architectural detail.





*One-story cube in Red Cloud, WT07-250*



*Front gable house in Red Cloud, WT07-179*



*One-story cube near Red Cloud, WT00-052*

•The front gable is one of the most common forms identified in the survey and generally consists of a one and one-half story house with the roof gable on the front facade.



*Side gable house in Inavale, WT06-015*



*Front gable house in Red Cloud, WT07-253*



*Side gable house in Red Cloud, WT07-040*

## Chapter 2. Survey Results

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Houses frequently exhibit a vernacular form with a mixture of elements borrowed from high-style architecture. Architectural styles featured in Webster County include:

- Queen Anne houses. These houses date from the late nineteenth and early twentieth centuries and display frame construction with irregular form. Details including decorative shingle work, porches with scroll work and spindles, turrets, and a variety of wall materials.



*Queen Anne house in Red Cloud, WT07-081*



*Queen Anne house near Amboy, WT00-003*

- Craftsman and Craftsman-style bungalows. Houses constructed in this manner commonly exhibit steeply pitched or sweeping gable roofs with exposed rafters, one-and-one-half stories, and brick or stucco exteriors. This building style was common during the 1920s and 1930s in both rural and urban houses.



*Craftsman house in Red Cloud, WT07-264*



*Craftsman-style bungalow in Red Cloud, WT07-248*

- Other Period Revival styles include Tudor Revival and Colonial Revival. These styles were popular during the early decades of the twentieth century and reflect a variety of characteristics associated with the period revival movement.



*Tudor Revival house in Blue Hill, WT03-044*



*Colonial Revival house in Red Cloud, WT07-045*



*Automobile showroom in Red Cloud, WT07-240*

### *Transportation*

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types include trails, roads, gas stations, bridges, railroad stations and depots, and airport terminals.

### **Numerical Summary of Survey Results**

The 2002 NeHBS of Webster County evaluated 670 properties within the county, including 502 previously surveyed and 168 newly surveyed properties. Three hundred and eighty-six properties were found to meet NeHBS guidelines and are included in the 2002 survey results.



*Red Cloud Bridge, WT00-187, listed in the National Register*

**Table 1. Numerical Summary of 2002 Reconnaissance Survey Results**

<b>Total number of historic properties evaluated</b>	<b>670</b>
Previously identified historic properties	502
Previously identified historic properties that have lost historic integrity or are nonextant	284
Previously identified historic properties with historic integrity	218
Newly identified properties with historic integrity	168
<b>Total number of properties identified and documented</b>	<b>386</b>

## Chapter 2. Survey Results

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**Table 2. Numerical Summary of 2002 Reconnaissance Survey  
By Historical Context**

Historic Context	Properties Surveyed
Agriculture	39
Archaeology	4
Commerce	16
Diversion	1
Education	15
Literature	157
Natural Environment	1 (Guide Rock Site)
Processing Industry	1
Religious	45
Services	1
Settlement/Architecture	85
Transportation	21
<b>Total</b>	<b>386</b>

**Table 3. Numerical Summary of 2002 Reconnaissance Survey  
By Location**

Location	Properties Surveyed
Community, NeHBS prefix no.	
Amboy (WT01)	2
Bladen (WT02)	8
Blue Hill (WT03)	26
Cowles (WT04)	4
Guide Rock (WT05)	18
Inavale (WT06)	14
Red Cloud (WT07)	191
Rosemont (WT08)	1
Rural (WT00)	122
<b>Total</b>	<b>386</b>

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# Chapter 3

## Willa Cather Thematic Group Properties

### Willa Cather and the Pioneer Spirit

*"The early population of Nebraska was largely transatlantic. The county in which I grew up, in the south-central part of the state was typical. One Sunday we could drive to a Norwegian church and listen to sermon in that language, or to a Danish or a Swedish church. We could go to the French Catholic settlement in the next county and hear one in Czech, or we could go to the church with the German Lutherans. There were, of course, American congregations also...Colonies of European people, Slavonic, Germanic, Scandinavian, Latin, spread across our bronze prairies like the daubs of color on a painter's palette. They brought with them something that this neutral new world needed ever more than the immigrants needed land."*

(Willa Cather essay published in *The Nation*, included in Willa Cather Thematic Group Nomination)



Pavelka Farmstead near Bladen, WT00-104

Willa Cather is Webster County's most famous daughter and one of Nebraska's most noted novelists. In 1882, at the age of ten, she left Virginia with her family for the Nebraska prairie. The family lived on a farm for two years before moving into Red Cloud. Cather lived in Red Cloud until leaving for the University of Nebraska at Lincoln in 1890. After graduation, Cather taught in Pittsburgh and later moved to New York City and worked for McClures Magazine. During her life, Cather returned to Red Cloud on occasion to visit family and friends.

Cather published her first novel, *Alexander's Bridge*, in 1912. *O Pioneers!*, a memorial to the Nebraska prairie, was published the following year. *One of Ours*, Cather's 1922 novel detailing the life of Nebraska resident and World War I soldier Claude Wheeler, won a Pulitzer Prize for Journalism. Over her life, Cather published twelve novels and an assortment of short stories, verses, and essays. In 1944 Cather was elected to the American Academy of Arts and Letters, and in 1963 she was elected to the Nebraska Hall of Fame. She is viewed as one of America's leading authors.<sup>1</sup>

Reoccurring themes in Cather's works are the spirit and courage of the frontier that she had known in her Webster County youth. Coming from a proper Virginia background, Cather was unprepared for the ethnic and cultural diversity of the Nebraska prairie. The immigrants who settled in Webster County and



## Chapter 3. Willa Cather Thematic Group Properties

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the hardships that they faced were central themes in many of her novels, including *My Antonia*, *O Pioneers!*, and *The Song of the Lark*. Childhood friend Anna Pavelka and her Bohemian family's struggle to acclimate to the Nebraska prairie are the central themes in *My Antonia*.<sup>2</sup>

Life in Red Cloud had a profound effect on Cather and influenced her writing. The Red Cloud of her childhood is the setting for many of her works and it is described in meticulous detail. It is referred to as Moonstone in *The Song of the Lark*, Black Hawk in *My Antonia*, Hanover in *O Pioneers!*, Frankfort in *One of Ours*, and Sweet Water in *A Lost Lady*. Many of her acquaintances and Red Cloud experiences became subject matter for her Nebraska novels. For example, her childhood home in Red Cloud (WT07-026) is described in *The Song of the Lark*. The Miner family, Red Cloud merchants, and their home (WT07-016) served as the prototype for the Harling Family and residence in *My Antonia*.<sup>3</sup>



*Dr. Gilbert McKeeby House in Red Cloud, WT07-091*

Rural Webster County also plays an important role in her writings. The landscape itself is described much like a character and in some scenes overshadows the heroes and heroines in the story. Rural properties visited by the Cather family also have roles in her work. The William Cather Homestead (WT00-178), where Cather lived her first two years in Webster County, was the basis for the Burden Homestead in *My Antonia*. The George Cather Farmstead (WT00-013), home of Cather's uncle and aunt, was the setting for the Wheeler Farmstead in *One of Ours*.

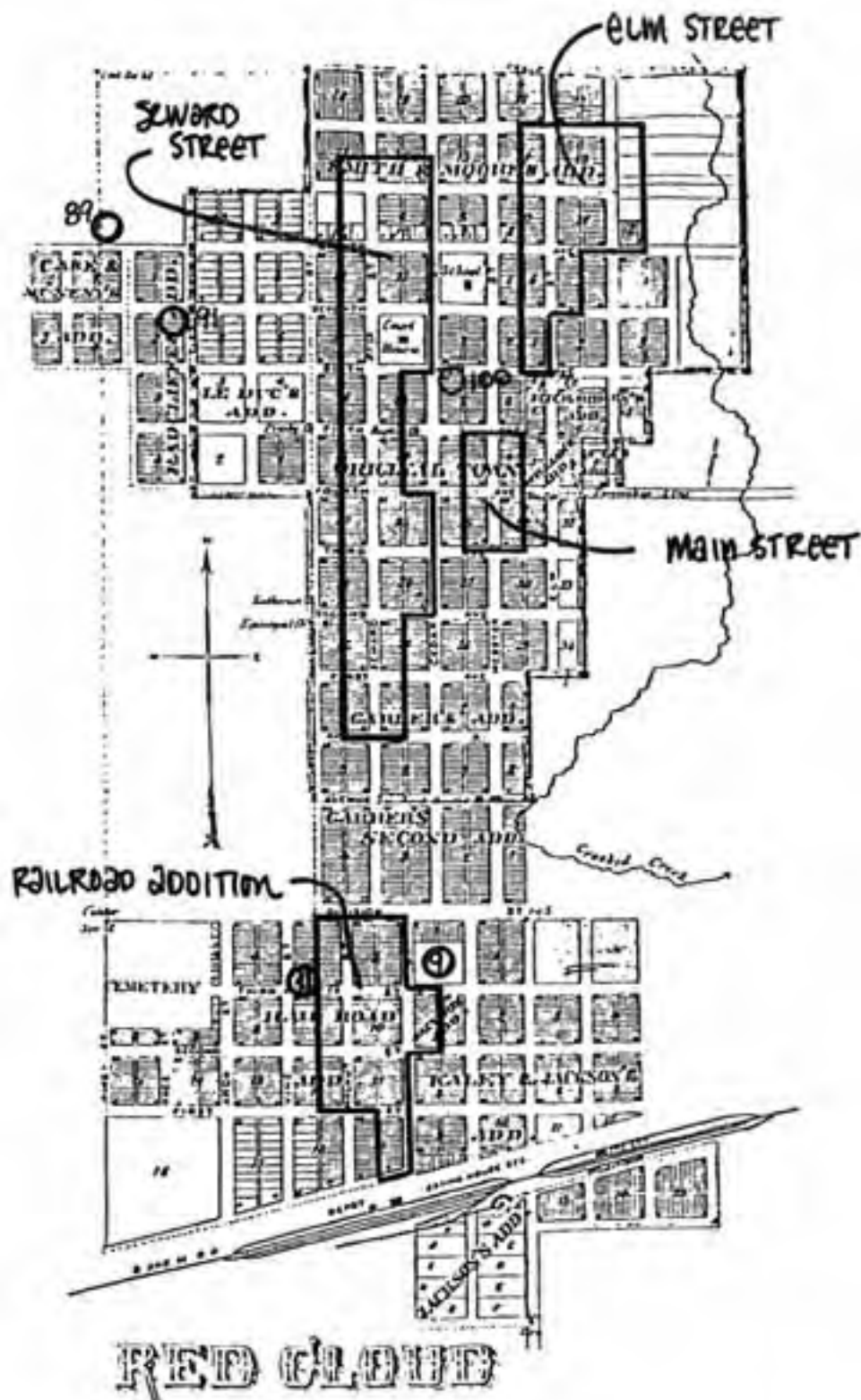
Through her writing, Willa Cather was able to capture the spirit of the American pioneer era. The association of properties in Webster County and Red Cloud and her writing have been recognized by listing a number of resources in the National Register as the Willa Cather Thematic Group.

### Willa Cather Thematic Group Nomination

The Willa Cather Thematic Group Multiple Property Nomination, listed in the National Register March 5, 1981, recognizes twenty-six individual properties and four historic districts related to the life and work of noted American author and one-time Red Cloud resident, Willa Cather. These properties include locations that were used as settings in Cather's writings, locations associated with the lives of people who served as prototypes for her characters, and places associated with the personal life of Cather or her friends and associates. The settings and buildings of Webster County essentially serve as characters in her writings. The individual resources include eighteen buildings, two farmsteads, two archeological sites, three landscapes, and one gravesite. The majority of the individual properties and all four historic districts are located in and around the community most familiar to Cather, Red Cloud. Other properties are scattered in the Webster County countryside.

Taken together, these resources are a representative cross section of the Webster County environment and architectural character. The properties are significant for their association with literature and Willa Cather, for she wrote about the people and places that she loved, and brought these characters and the community to life in her novels. The eighteen individually recognized buildings and the properties within the four historic districts are also significant for their architecture and how Cather describes them in her writings.

## Chapter 3. Willa Cather Thematic Group Properties



## ***Willa Cather Thematic Group Historic Districts in Red Cloud***

## Chapter 3. Willa Cather Thematic Group Properties

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### Survey Methodology

The preliminary survey work for the Willa Cather Thematic Group began with a review of previous work related to Cather properties in Webster County, and a review of Cather's novels and short stories for additional resource and district possibilities. In 1978-79 a systematic field survey was undertaken by the Nebraska State Historical Society (NSHS) and the Willa Cather Pioneer Memorial and Educational Foundation, including field inspection and on-site recording of all known and extant Cather-related properties, and a preliminary reconnaissance survey of possible historic districts. Only properties that received more detailed inspection or research were assigned Nebraska Historic Buildings Survey (NeHBS) site numbers. It was at this time, in 1979, that four levels of significance, later used in the Willa Cather Thematic Group Nomination, were assigned to categorize properties:



*St. Juliana Falconieri Catholic Church in Red Cloud,  
WT07-011*

#### •Cather resource

Properties that had specific Cather associations, either with her personal life or her writings, were identified as Cather resources. Properties in this category included residences occupied by Cather and her closest friends, and the buildings and landscapes that served as prototypes for settings in her novels. Each of these properties were individually listed in the National Register (see Table 4. Individual Properties in the Willa Cather Thematic Group).

#### •Cather-era resource

Properties that retained historic integrity and were extant at the time of Cather's residence in Red Cloud were identified as Cather-era resources. Cather arrived in Webster County in 1882 and resided in Red Cloud from 1884 through 1890.

#### •Resource compatible with Cather-era

Properties that were formally or stylistically related, or compatible with the character of the Cather-era properties, were identified as resources compatible with the Cather-era in the 1978-79 study. This category includes properties that were constructed between 1890, the year that Cather left Red Cloud, and 1931, when she last visited the community. Properties compatible with the Cather-era that contributed to the sense of the district were constructed before World War II.

#### •Modern/intrusive resource

Modern houses and properties that intruded on the historic character of the districts were identified and mapped. Post-World War II properties were considered modern and intrusive.

Historic district possibilities were noted during the initial 1978 field survey. A preliminary survey of the potential districts indicated that an intensive survey of the town was needed in order to delineate historic boundaries. The four levels of significance established earlier in the survey were assigned to properties throughout the community. When applied throughout the community, the concentration of Cather resources, Cather-era resources, or resources compatible with the Cather-era determined the existence of districts and their boundaries. A detailed site map (Willa Cather Thematic Group Site Map) was produced at the time of the Willa Cather Thematic Group Nomination identifying the level of significance assigned to Willa Cather-related properties throughout Red Cloud. The map also identified the boundaries of the four historic districts in Red Cloud (Elm Street Historic District, Main Street Historic District, Railroad Addition Historic District, and Seward Street Historic District) and included the NeHBS site numbers that were assigned to properties as part of the original fieldwork.

### 2002 Reevaluation of the Willa Cather Thematic Group

As part of the 2002 Webster County NeHBS, Mead & Hunt reevaluated the Willa Cather Thematic Group



## Chapter 3. Willa Cather Thematic Group Properties

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properties. This reevaluation included photographing the properties, assessing their integrity, and preparing an updated version of the 1979 Willa Cather Thematic Group Site Map.

Before beginning fieldwork, the Mead & Hunt survey team met with Nebraska State Historic Preservation Office (NeSHPO) staff and Anne Billesbach and David Murphy of the NSHS, who worked on the Willa Cather Thematic Group Nomination, to discuss the methodology that had been applied during the previous field survey.

During the 2002 NeHBS, Mead & Hunt staff surveyed contributing properties associated with the Willa Cather Thematic Group. Contributing properties that were not previously surveyed were assigned a site number, photographed, and recorded in the database. Previously surveyed properties were photographed and database records were updated. As part of the field review, nonextant properties and severely altered properties were noted within the districts, along with any other notable changes that had occurred since 1979. Unless significant exterior alterations were made or a property was demolished, it maintained the level of significance assigned during the original survey: Cather resource, Cather-era resource, or resource compatible with the Cather-era. In cases where additions have masked the original scale and form of a property or a new facade material has obscured the original appearance of the property, the level of significance was changed to modern or intrusive.

The survey team completed the “Willa Cather Thematic Group Information” database screen for contributing historic district properties and individually listed properties that had been previously surveyed. The “Willa Cather Thematic Group Information” database screen included a comparative analysis of the properties in the Willa Cather Thematic Group. Previous survey photographs were used to evaluate alterations and compare the exterior appearance from the original 1979 survey and the appearance in 2002. The survey team was unable to conduct the comparative analysis for several properties that were not previously surveyed and did not have photos available. Properties not surveyed in 1979 can be identified as the Cather-related properties without survey numbers on the 1979 map for each district. Survey numbers were assigned in 2002 to these sites.

Archaeological sites and landscapes included in the Willa Cather Thematic Group Nomination were assessed based on the identification of any modern intrusions or disturbances that would affect the historic character or setting of the property.

The comparative analysis portion of the reevaluation included updating the original 1979 site map to show the current status of properties within the four historic districts. Together the 1979 and 2002 maps show which properties are no longer extant and which properties have been substantially altered and are now considered modern or intrusive. For mapping purposes, Cather-era resources and resources compatible with the Cather-era are assigned the same shading color.

### Survey Results

#### Individual Properties

In the Willa Cather Thematic Group Nomination, twenty-six individual properties were identified as Cather resources and individually listed. Eight properties are located in rural Webster County and the remaining eighteen are located in Red Cloud, twelve of these are within the four historic districts. The properties draw significance from a direct association with Willa Cather or her writing. Twenty-four of the properties were used as prototypes for settings or backdrops in her prairie novels, including rural farmsteads, an immigrant grave site (WT00-177) that played a central theme in *My Antonia*, the Chalk Cliffs and Republican River (WT00-175), and Willa Cather Memorial Prairie (WT00-176).



*Crossroads Grave Site near Bladen, WT00-177*

## Chapter 3. Willa Cather Thematic Group Properties

**Table 4. Individual Properties in the Willa Cather Thematic Group**

NeHBS Site Number	Property Name	Address	Comparison
WT00-012	Garber Grove	Near Red Cloud	Appearance unchanged
WT00-013	George Cather Farmstead	Near Bladen	Loss of outbuildings
WT00-024	St. Stephenie Scandinavian Evangelical Lutheran Church	Near Bladen	Modern alterations
WT00-104	Pavelka Farmstead	Near Bladen	Loss of outbuildings
WT00-175	Chalk Cliffs and Republican River	Near Red Cloud	Physical deterioration
WT00-176	Willa Cather Memorial Prairie	Near Red Cloud	Appearance unchanged
WT00-177	Crossroads Grave Site	Near Bladen	Appearance unchanged
WT00-178	Site of William Cather Homestead	Near Inavale	Appearance unchanged
WT07-009	Jackson's Reserve	Between Third and Division Streets, Seward and Cedar Streets, Red Cloud	Appearance unchanged
WT07-010	Burlington Depot	Red Cloud, Railroad Addition Historic District	Appearance unchanged
WT07-011	St. Juliana Falconieri Catholic Church	425 West Third Street, Red Cloud	Appearance unchanged
WT07-016	Miner House	Red Cloud, Seward Street Historic District	Historic appearance improved
WT07-018	Perkins-Wiener House	Red Cloud, Seward Street Historic District	Modern alterations
WT07-026	Cather House	Red Cloud, Seward Street Historic District	Appearance unchanged
WT07-027	Miner Brothers Store	Red Cloud, Main Street Historic District	Modern alterations
WT07-031	Opera House	Red Cloud, Main Street Historic District	Historic appearance improved
WT07-032	Moon Block	Red Cloud, Main Street Historic District	Historic appearance improved
WT07-043	Matthew R. Bentley House	Red Cloud, Seward Street Historic District	Physical deterioration
WT07-054	Warner-Cather House	Red Cloud, Seward Street Historic District	Historic appearance improved
WT07-070	The City Pharmacy	Red Cloud, Main Street Historic District	Appearance unchanged
WT07-072	Farmer's and Merchants Bank Building	Red Cloud, Main Street Historic District	Appearance unchanged
WT07-078	First Baptist Church	442 North Seward Street, Red Cloud	Appearance unchanged
WT07-089	William Ducker House	821 Franklin Street, Red Cloud	Modern alterations
WT07-091	Dr. Gilbert McKeeby House	641 Cherry Street, Red Cloud	Modern alterations
WT07-100	Grace Protestant Episcopal Church	546 North Cedar Street, Red Cloud	Appearance unchanged
WT07-104	Webster County Courthouse	Red Cloud, Seward Street Historic District	Appearance unchanged

## Chapter 3. Willa Cather Thematic Group Properties

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During the 2002 reevaluation of Willa Cather Thematic Group, each of the twenty-six properties was identified as extant. Thirteen properties, or fifty percent, appeared as they did at the time of the Willa Cather Thematic Group Nomination and were identified as “appearance unchanged.” The two farmsteads were identified as having lost original outbuildings that had been present at the time of the nomination. Five properties were identified with modern alterations and two properties were identified as having physical deterioration since the nomination. Four properties, or fifteen percent, were identified as having an improved historic appearance, including the Opera House in Red Cloud (WT07-031), which has recently undergone an extensive restoration.



St. Stephenie Scandinavian Evangelical Lutheran Church,  
WT00-024

### Elm Street Historic District

*“In the part of Moonstone that lay east of Main Street, toward the deep ravine which, farther south, wound by Mexican Town, lived all the humbler citizens, the people who voted but did not run for office. The houses were little storey-and-a-half cottages, with none of the fussy architectural efforts that marked those on Sylvester Street. They nestled modestly behind their cottonwoods and Virginia creeper; their occupants had no social pretensions to keep up. There were no half-glass front doors with doorbells, or formidable parlors behind closed shutters. Here the old women washed in the back yard, and the men sat in the front doorway and smoked their pipes.”*

(Willa Cather’s, *The Song of the Lark*. Red Cloud served as the setting for Moonstone.)



Elm Street Historic District Streetscape

The Elm Street Historic District is located in the northeast section of Red Cloud. It is a residential district comprised of single-family dwellings. Modest frame residences with deep setbacks and large sideyards characterize the district. The homes are typically front and side gable or one-story cubes with little architectural ornamentation. The district boundaries were drawn to include a contiguous group of properties of similar size and qualities. Architecturally, the Elm Street Historic District is significant as a collection of common vernacular forms. It is also significant for its literary association with Willa Cather. Cather was acutely aware of the class differences between the Seward Street neighborhood and the Elm Street neighborhood, and described these differences in her work, including *The Song of the Lark*.



House in Elm Street Historic District, WT07-212

In the Willa Cather Thematic Group Nomination, twenty-three of the forty-three dwellings in the Elm Street district were identified as Cather-era resources. Fourteen buildings were identified as compatible

## Chapter 3. Willa Cather Thematic Group Properties

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with the scale and style of the Cather-era properties. Nineteen of the forty-three properties in the district were assigned site numbers. Only six properties were found to be intrusive to the character of the district.



*Nonextant house in Elm Street Historic District,  
WT07-154, 1978 (NeSHPO)*



*Nonextant house in Elm Street Historic District,  
WT07-095, 1978 (NeSHPO)*

During the 2002 reevaluation of the previously surveyed properties in the district, eleven Cather-era properties, or twenty-six percent, were identified as nonextant. Of the remaining properties, one had an improved historic appearance, seven had an unchanged appearance, five had modern alterations, and six were found to be modern or intrusive. Thirteen properties were newly surveyed.

**Table 5. Reevaluation of Properties within the Elm Street Historic District**

Category	Number of Properties in 1979	Percent in 1979	Number of Properties in 2002	Percent in 2002
Cather resources (individual listing)	0	0%	0	0%
Cather-era resources	23	53%	16	37%
Resources compatible with Cather-era	14	33%	10	23%
Modern or intrusive	6	14%	6	14%
Demolished	0	0%	11	26%

## Chapter 3. Willa Cather Thematic Group Properties

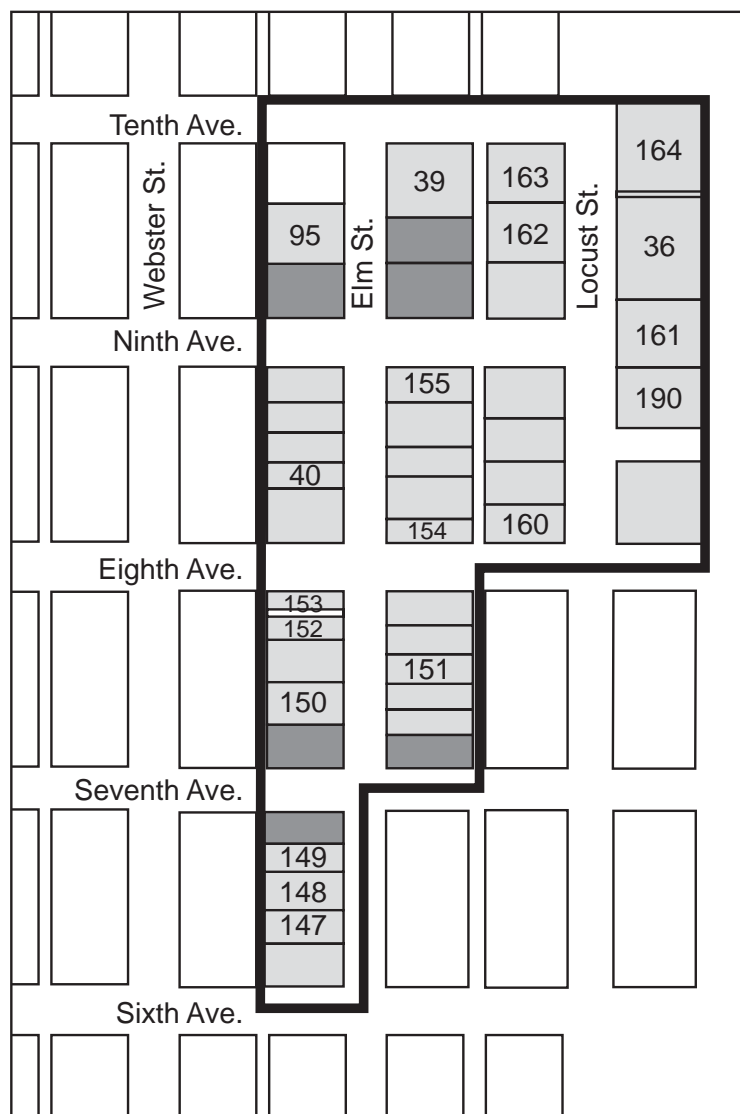
**Table 6. Properties within the Elm Street Historic District\***

NeHBS Site Number	Property Name	Address	Comparison
WT07-036	House	East side of Locust Street between Ninth and Tenth Avenues	Modern alterations
WT07-039	House	934 North Elm Street	Nonextant
WT07-040	House	821 North Elm Street	Modern alterations
WT07-095	Grice House	925 North Elm Street	Nonextant
WT07-147	House	617 North Elm Street	Appearance unchanged
WT07-148	Martin S. Ballard House	625 North Elm Street	Nonextant
WT07-149	Hopper-Parkes House	637 North Elm Street	Appearance unchanged
WT07-150	Henry C. Cutter House	West side of Elm Street between Seventh and Eighth Avenues	Historic appearance improved
WT07-151	House	728 North Elm Street	Appearance unchanged
WT07-152	House	741 North Elm Street	Appearance unchanged
WT07-153	House	745 North Elm Street	Appearance unchanged
WT07-154	Diodate C. Hungerford House	806 North Elm Street	Nonextant
WT07-155	House	842 North Elm Street	Modern alterations
WT07-160	House	805 Eighth Avenue	Nonextant
WT07-161	George C. Martindale House	902 North Locust Street	Appearance unchanged
WT07-162	Douglas J. Myers House	925 North Locust Street	Modern alterations
WT07-163	Leonard Aultz House	941 North Locust Street	Modern alterations
WT07-164	Tullys-Richardson House	Northeast corner of Locust Street and Tenth Avenue	Appearance unchanged
WT07-190	House	East side of Locust Street between Eighth and Ninth Avenues	Nonextant
WT07-206	House	805 North Locust Street	Newly surveyed
WT07-207	House	841 North Locust Street	Newly surveyed
WT07-208	House	West side of Locust Street between Eighth and Ninth Avenues	Newly surveyed
WT07-209	House	810 North Locust Street	Newly surveyed
WT07-210	House	605 North Elm Street	Newly surveyed
WT07-211	House	714 North Elm Street	Newly surveyed
WT07-212	House	722 North Elm Street	Newly surveyed
WT07-213	House	734 North Elm Street	Newly surveyed
WT07-214	House	742 North Elm Street	Newly surveyed
WT07-215	House	805 North Elm Street	Newly surveyed
WT07-216	House	829 North Elm Street	Newly surveyed
WT07-217	House	814 North Elm Street	Newly surveyed
WT07-218	House	830 North Elm Street	Newly surveyed

\* At the time of the Willa Cather Thematic Group Nomination, the district included five Cather-era or compatible with the Cather-era Resources that were not assigned site numbers that have been demolished.

## Elm Street Historic District

1979 Status of Properties



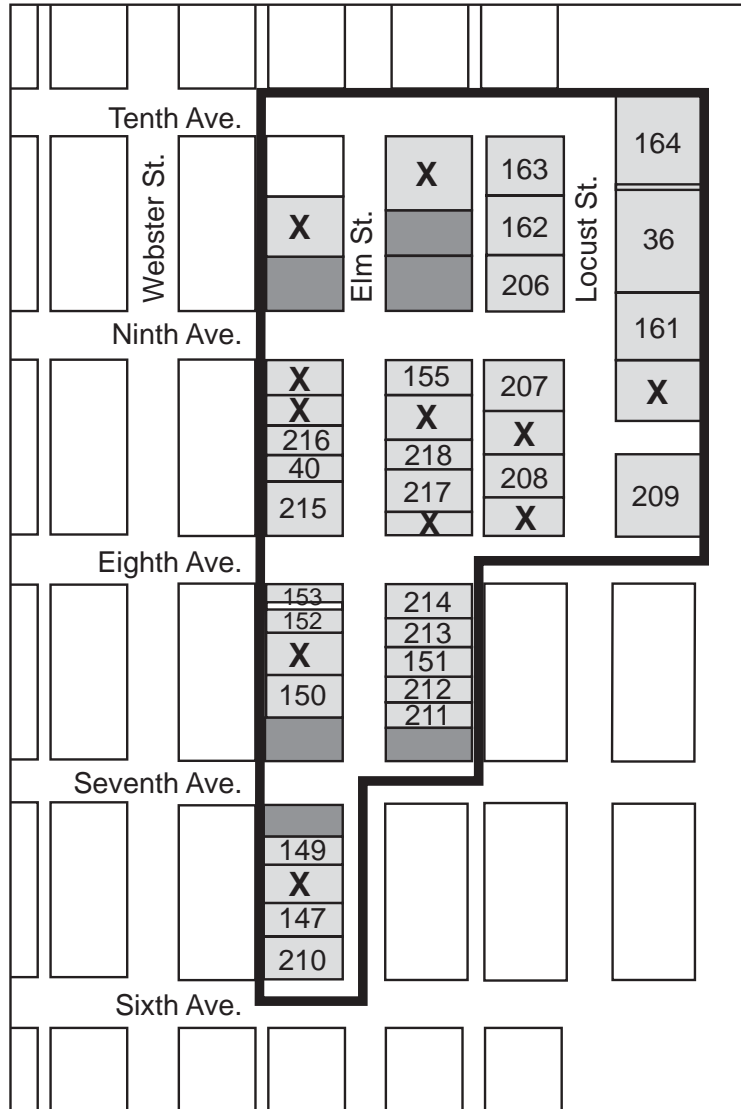
- Cather-era Resource / Resource Compatible with the Cather-era
- Modern / Intrusive Resource
- Undeveloped Lot
- Historic Boundary



Not to Scale

## Elm Street Historic District

2002 Status of Properties



- Cather-era Resource /  
Resource Compatible with the Cather-era
- Modern / Intrusive Resource
- Undeveloped Lot
- Historic Boundary
- X** Demolished Resource



Not to Scale



## Chapter 3. Willa Cather Thematic Group Properties

### Main Street Historic District

*"The main street was a deeply rutted road, now frozen hard, which ran from the squat red railway station...to the lumber yard... On either side of this road straggled two uneven rows of wooden buildings; the general merchandise stores, the two banks, the drug store, the feed store, the saloon, the post-office."*

(Willa Cather, *O Pioneers!*)



*Main Street Historic District Streetscape*

The Main Street Historic District contains the downtown Red Cloud commercial structures fronting Webster Avenue between Third and Fifth Avenues North. The district boundaries were drawn to encompass the concentration of commercial buildings in the downtown area. The Main Street Historic District is significant for its associations with Cather's writing. The commercial downtown was described in detail in many of Cather's prairie novels. In *O Pioneers!* the district is described much like it appeared when Cather and her family first arrived in Red Cloud. The description of the downtown commercial area in *My Antonia* more

closely resembles the appearance of the district shortly before Cather left to attend college. The district is also significant for its architecture; it contains a solid collection of late nineteenth- and early twentieth-century commercial architecture.



*Farmer's and Merchants Bank in Main Street Historic District, WT07-072*

The Main Street Historic District contains thirty-one properties. In 1979 five of these properties were identified as Cather resources and listed individually in the National Register: the Miner Building (WT07-027), the Opera House (WT07-031), the Moon Block (WT07-032), The City Pharmacy (WT07-070), and the Farmers and Merchants National Bank (WT07-072). Seven additional properties were identified as

**Table 7. Reevaluation of Properties within the Main Street Historic District**

Category	Number of Properties in 1979	Percent in 1979	Number of Properties in 2002	Percent in 2002
Cather resources (individual listing)	5	16%	5	16%
Cather-era resources	7	22%	7	23%
Resources compatible with Cather-era	16	52%	14	45%
Modern or intrusive	3	10%	5	16%
Demolished	0	0%	0	0%



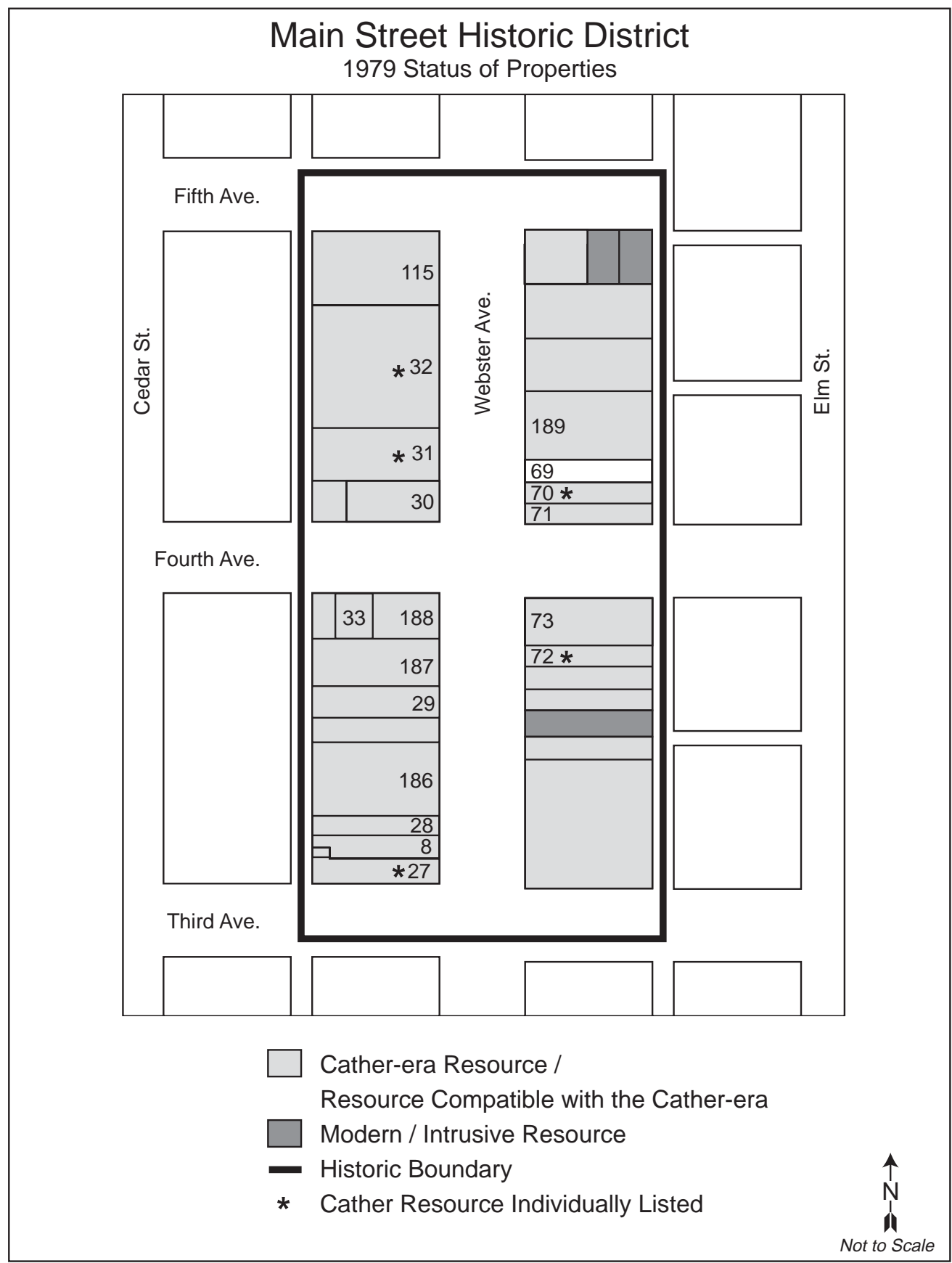
## Chapter 3. Willa Cather Thematic Group Properties

**Table 8. Properties within the Main Street Historic District\***

NeHBS Site Number	Property Name	Address	Comparison
WT07-008	Jones and Goble Building	c.305 North Webster Street	Modern alterations
WT07-027	Miner Building	301 North Webster Street	Modern alterations
WT07-028	First National Bank Building	309 North Webster Street	Historic appearance improved
WT07-029	Cotting and Miller Building	333 North Webster Street	Modern alterations
WT07-030	State Bank Block	401 North Webster Street	Historic appearance improved
WT07-031	Opera House	c.411 North Webster Street	Historic appearance improved
WT07-032	Moon Block	West side of Webster between Fourth and Fifth Avenues	Historic appearance improved
WT07-033	Outwaite Building	South side of Fourth Avenue between Webster and Cedar Streets	Historic appearance improved
WT07-069	Newhouse Jewelry and Clock Shop	East side of Webster Street between Fourth and Fifth Avenues	Decorative elements removed
WT07-070	The City Pharmacy	410 North Webster Street	Appearance unchanged
WT07-071	Commercial Building	Northeast corner of Fourth Avenue and Webster Street	Appearance unchanged
WT07-072	Farmers and Merchants Bank	338 North Webster Street	Appearance unchanged
WT07-073	Potter Building	346 North Webster Street	Appearance unchanged
WT07-115	Besse Auditorium	Southwest corner of Webster Street and Fifth Avenue	Appearance unchanged
WT07-186	Commercial Building	317 North Webster Street	Modern alterations
WT07-187	Commercial Building	c.335 North Webster Street	Modern alterations
WT07-188	Commercial Building	341 North Webster Street	Appearance unchanged
WT07-189	Commercial Building	East side of Webster Street between Fourth and Fifth Avenues	Appearance unchanged
WT07-191	Commercial Building	c.330 North Webster Street	Significant modern alterations
WT07-192	Commercial Building	c.330 North Webster Street	Significant modern alterations
WT07-193	Commercial Building	326 North Webster Street	Modern alterations
WT07-194	Commercial Building	322 North Webster Street	Appearance unchanged
WT07-195	Red Cloud US Post Office	300 North Webster Street	Appearance unchanged
WT07-219	Commercial Building	East side of Webster Street between Fourth and Fifth Avenues	Newly surveyed
WT07-220	Commercial Building	East side of Webster Street between Fourth and Fifth Avenues	Newly surveyed
WT07-221	Commercial Building	Southeast corner of Webster Street and Fifth Avenue	Newly surveyed
WT07-265	Commercial Building	West side of Webster Street between Third and Fourth Avenues	Newly surveyed
WT07-266	Commercial Building	117 West Fourth Avenue	Newly surveyed
WT07-267	Commercial Building	20 West Fourth Avenue	Newly surveyed

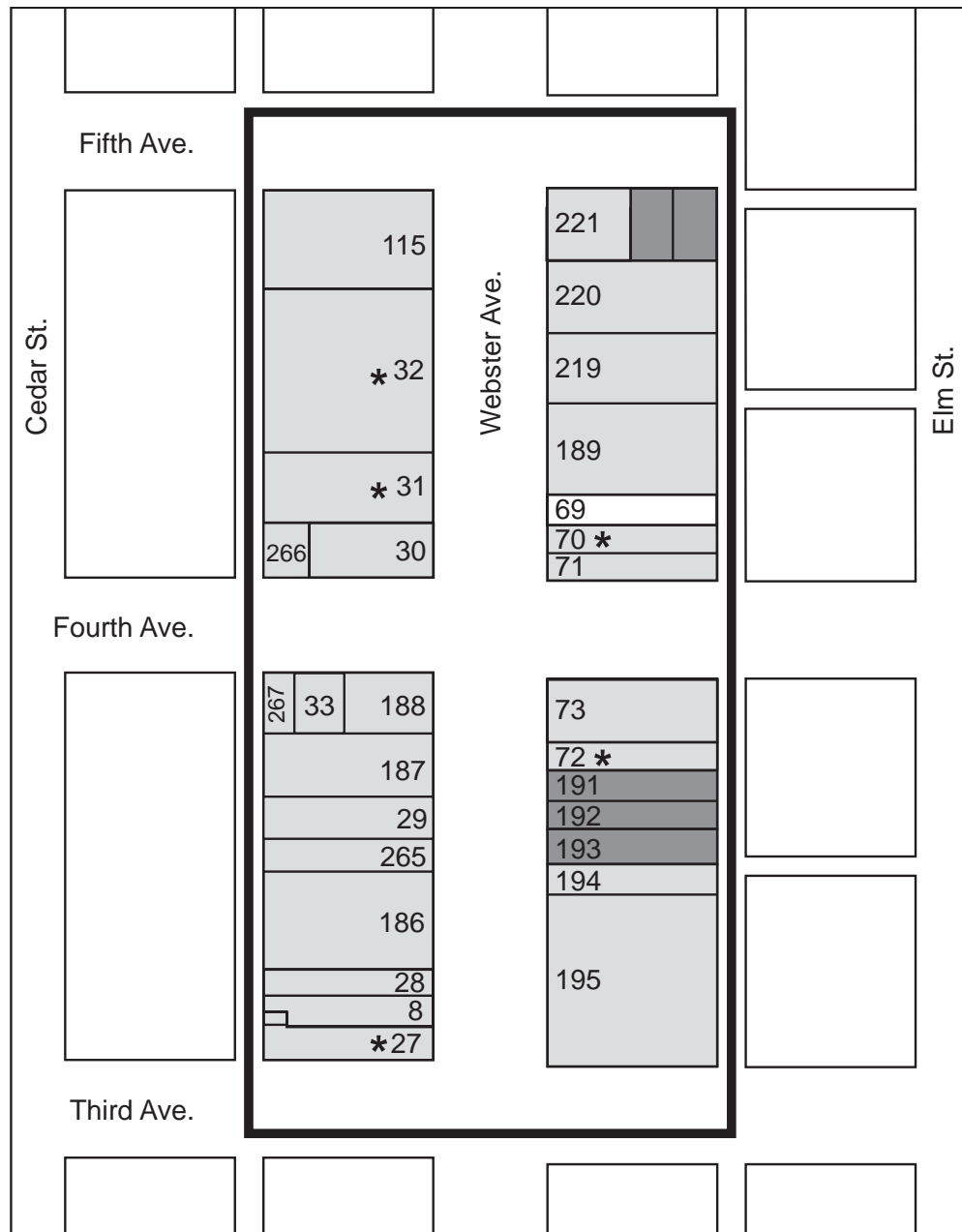
*\* At the time of the Willa Cather Thematic Group Nomination, the district included five Cather-era or compatible with the Cather-era resources that were not assigned site numbers that have been demolished.*

# Chapter 3. Willa Cather Thematic Group Properties



## Chapter 3. Willa Cather Thematic Group Properties

### Main Street Historic District 2002 Status of Properties



- Cather-era Resource / Resource Compatible with the Cather-era
- Modern / Intrusive Resource
- Historic Boundary
- \* Cather Resource Individually Listed



## Chapter 3. Willa Cather Thematic Group Properties

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Cather-era resources. Seventeen properties were constructed during the twentieth century or are remodeled nineteenth-century buildings that were identified as compatible with the Cather-era resources. Eighteen of the thirty-one properties were assigned site numbers. Three properties were categorized as modern or intrusive. The Red Cloud United States Post Office (WT07-195) is included in the district and was individually listed in the National Register for its association with the Works Progress Association.



*Intrusive resources in the Main Street Historic District, WT07-0191 (on left) and WT07-192 (on right)*

During the 2002 reevaluation of the previously surveyed properties in the district, it was determined that all thirty-one properties are extant. Two properties (WT07-191 and WT07-192) were identified as having a loss of integrity and are now considered intrusive, nine had an unchanged appearance, eight had modern alterations, one had decorative elements removed, five were identified as having an improved historic appearance since the 1979 survey, and six were newly surveyed. Two properties located on Fifth Avenue that were originally identified as modern or intrusive were not surveyed as part of the reevaluation.

### Railroad Addition Historic District

*"The long street which connected Moonstone with the depot settlement traversed in its course a considerable stretch of rough open country, staked out in lots, but not built up at all, a weedy hiatus between the town and the railroad. When you set out along this street to go to the station, you noticed that the houses became smaller and farther apart, until they ceased altogether, and the board sidewalk continued its uneven course through sunflower patches, until you reached the solitary, new brick Catholic*

*Church (St. Juliana Falconieri Catholic Church, WT07-011) ... An eighth of a mile beyond the church was a washout, a deep sand gully, where the board sidewalk became a bridge for perhaps fifty feet.*

*Just beyond the gully was old Uncle Billy Beemer's grove (Jackson's Reserve, WT07-009)- twelve town lots set out in fine, well-grown cottonwood trees, delightful to look upon, or listen to, as they swayed and rippled in the wind... Beyond this grove the houses of the depot settlement began, and the naked board walk that had run in out of the sunflowers, again became a link between human dwellings."*

(Willa Cather, *The Song of the Lark*. Red Cloud served as the model for Moonstone.)

The Railroad Addition Historic District is located in the southwest section of Red Cloud and is similar in character to the Elm Street Historic District in 1979. Although less modest than the Elm Street residences, the single-family residences in the Railroad Addition display similar architectural styles and massing. The major difference is the sparse placement of dwellings throughout the district. The Railroad Addition was an unsuccessful attempt to span the distance between Red Cloud proper and the railroad depot and many lots were never developed.



*Red Cloud Depot, WT07-010*

Trains played an important role in Cather's life and writing, serving as a means to exit the prairie and enter the outside world. Cather made frequent trips through the Railroad Addition to the depot as a child and described these trips in her novels, including *The Song of the Lark*. The sparseness of the district adds to the significance-it appears much as it did during Cather's childhood. Like the Elm Street Historic

## Chapter 3. Willa Cather Thematic Group Properties

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District, the Railroad Addition Historic District is also architecturally significant as a collection of common vernacular forms.



*House in Railroad Addition Historic District, WT07-203*

In the 1979 survey and Willa Cather Thematic Group Nomination, twenty-seven properties were included in the Railroad Addition Historic District. One property, the Burlington Depot (WT07-010), was identified as a Cather resource and individually recognized for its role in the life and work of Willa Cather. Seventeen properties were identified as Cather-era resources, three properties were identified as compatible in scale and style with Cather-era resources, and six properties were identified as modern or intrusive. Nineteen of the twenty-seven properties were assigned site numbers.



*Nonextant house in Railroad Addition Historic District, WT07-177, 1979 (NeSHPO)*

During the 2002 reevaluation of the previously surveyed properties in the district, one Cather-era site was identified that was not included in the Willa

Cather Thematic Group Nomination -WT07-203. This property retains good integrity. Six Cather-era resources, twenty-one percent, were identified as nonextant. One property was found be substantially altered and the significance level of this property was changed from Cather-era to modern or intrusive. Of the remaining properties, three had an unchanged appearance, four had modern alterations, and one displayed physical deterioration. Six properties were newly surveyed.



*Nonextant house in Railroad Addition Historic District, WT07-175, 1979 (NeSHPO)*

## Chapter 3. Willa Cather Thematic Group Properties

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**Table 9. Reevaluation of Properties within the Railroad Addition Historic District**

Category	Number of Properties in 1979	Percent in 1979	Number of Properties in 2002	Percent in 2002
Cather resources (individual listing)	1	4%	1	4%
Cather-era resources	17	63%	11	39%
Resources compatible with Cather-era	3	11%	3	11%
Modern or intrusive	6	22%	7	25%
Demolished	0	0%	6	21%



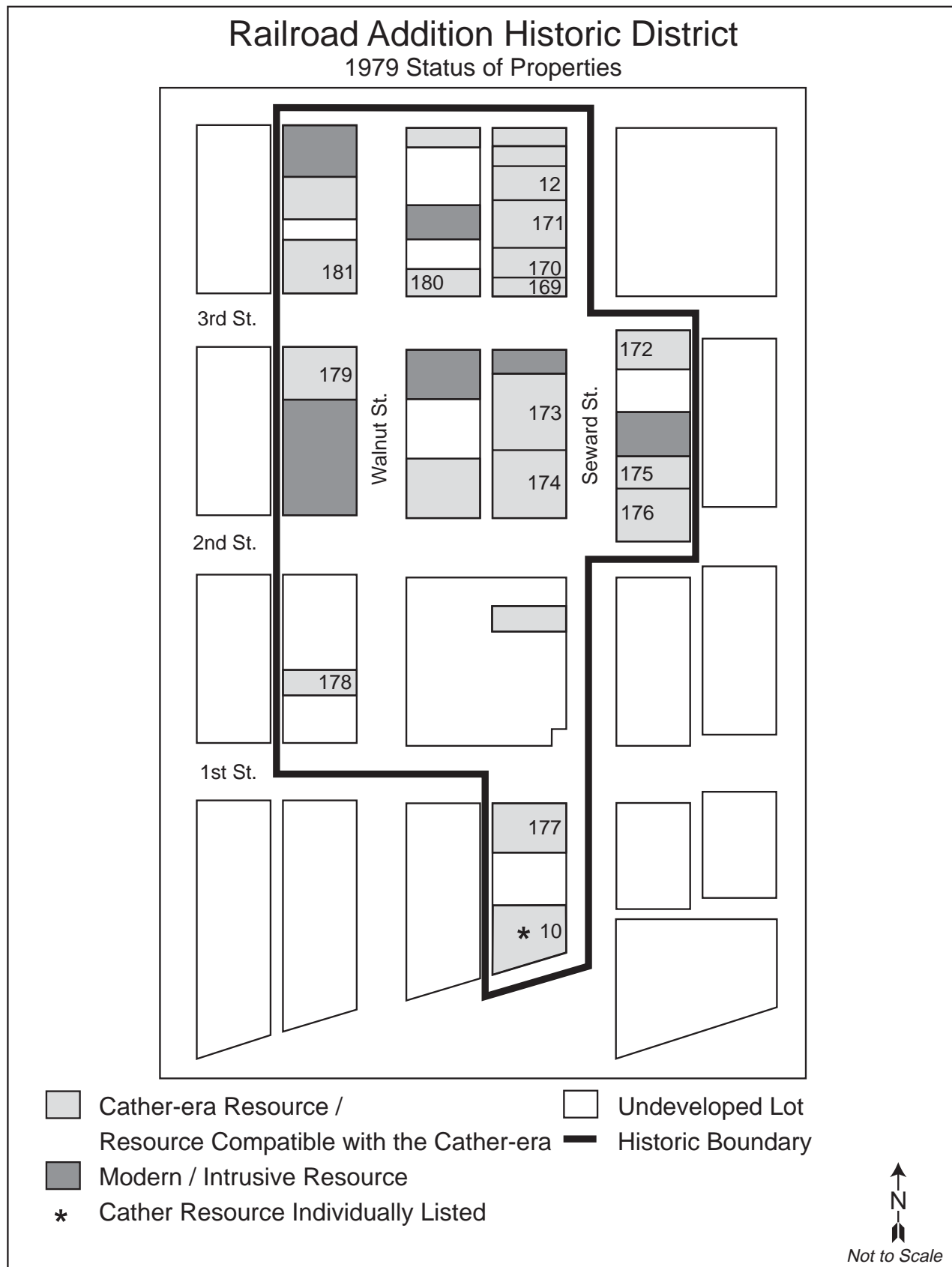
## Chapter 3. Willa Cather Thematic Group Properties

**Table 10. Properties within the Railroad Addition Historic District\***

NeHBS Site Number	Property Name	Address	Comparison
WT07-010	Burlington Depot	Northwest corner of Seward and Welch Streets	Appearance unchanged
WT07-012	John Cox House	West side of Seward Street between Division and Third Streets	Modern alterations
WT07-168	House	115 South Seward Street	Modern alterations
WT07-169	House	141 South Seward Street	Nonextant
WT07-170	House	West side of Seward Street between Division and Third Streets	Modern alterations
WT07-171	House	129 South Seward Street	Significant modern alterations
WT07-172	Burton-Hyde House	202 South Seward Street	Nonextant
WT07-173	Eugene Costigan House	221 South Seward Street	Appearance unchanged
WT07-174	Vest-Reed House	229 South Seward Street	Appearance unchanged
WT07-175	House	234 South Seward Street	Nonextant
WT07-176	Cumings-Tomlinson Hosue	242 South Seward Street	Nonextant
WT07-177	Ernest Welch House	Southwest corner of Seward and First Streets	Nonextant
WT07-178	House	341 South Walnut Street	Modern alterations
WT07-179	House	205 South Walnut Street	Appearance unchanged
WT07-180	George Clauson House	333 South Third Street	Physical deterioration
WT07-181	House	141 South Walnut Street	Modern alterations
WT07-199	House	105 South Seward Street	Newly surveyed
WT07-201	House	West side of South Seward Street between First and Second Streets	Newly surveyed
WT07-202	House	337 South Second Street	Newly surveyed
WT07-203	House	133 South Walnut Street	Newly surveyed
WT07-204	House	125 South Walnut Street	Newly surveyed
WT07-205	House	334 Division Street	Newly surveyed

\* This table does not include the six properties identified as modern or intrusive in 1979.

## Chapter 3. Willa Cather Thematic Group Properties



## Chapter 3. Willa Cather Thematic Group Properties



## Chapter 3. Willa Cather Thematic Group Properties

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### Seward Street Historic District

*"The main business street ran, of course, through the center of the town. To the west of this street lived all the people who were, as Tillie Kronberg said, 'in society.' Sylvester Street, the third parallel with Main Street on the west, was the longest in town and the best dwellings were built along it."*

(Willa Cather, *The Song of the Lark*)

The Seward Street Historic District is a residential district that spans over nine blocks and contains a collection of the best residential architecture in Red Cloud. The district distinguishes itself from the two other Red Cloud residential historic districts in the size and architectural detail of its residences. The Seward Street Historic District includes the childhood home of Willa Cather and the residences of many of the community's prosperous merchants and civic leaders. The district also contains the Webster County Courthouse (WT07-104), the Webster County Jail (WT07-047), three churches (WT07-051, WT07-055, WT07-078), and a 1920s gasoline station (WT07-127).



*First Baptist Church in Seward Street Historic District, WT07-087*

The Seward Street Historic District is significant as the prototype for Sylvester Street in Cather's *Song of the Lark*. Sylvester Street was described as the better section of town with more elegant dwellings. In addition, Ninth Avenue, at the north end of the district, was used as the model for Quality Street in Cather's *Lucy Gayheart*. Only a small segment of Ninth Avenue was included in the district due to a substantial loss of historic integrity east of Cedar Street and west of Walnut Street. The district is also significant for its architecture. The district contains larger examples of vernacular forms and examples of

architectural styles uncommon in Red Cloud, including Italianate, French Second Empire, and Queen Anne.



*Warner-Cather House in Seward Street Historic District, WT07-054*

In the Willa Cather Thematic Group Nomination, ninety-six properties were included in the Seward Street Historic District in 1979. Seven properties were identified as Cather resources and listed individually, including:

- The Willa Cather House, childhood home of Willa Cather and a National Historic Landmark (WT07-026).
- The Miner House (WT07-016), home of Cather's childhood friends and prototype for the Harling family and residence in *My Antonia*.
- The Perkins-Wiener House (WT07-018), occupied by friends of Cather who introduced her to French literature.
- The Warner-Cather House (WT07-054), where the Cather family moved in 1904 after Willa's departure to college.
- The First Baptist Church (WT07-078), which the Cather family attended from the time they arrived in Nebraska through 1922.
- The Webster County Courthouse (WT07-104), the site of the immigrant trails in *One of Ours*.
- The home of Matthew R. Bentley (WT07-043), prototype for Wick Cutter and his residence in *My Antonia*.

## Chapter 3. Willa Cather Thematic Group Properties

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*Matthew R. Bentley House in Seward Street Historic District, WT07-043*

Thirty-six properties were identified as Cather-era resources, forty-one properties were identified as compatible with the Cather-era resources, and twelve were identified as modern or intrusive in 1979. Two of the properties originally identified as Cather-era resources (WT07-058 and WT07-118) were demolished in 1979 and categorized as modern/intrusive in the Willa Cather Thematic Group Nomination. Fifty-five of the ninety-six properties were assigned site numbers. (The Willa Cather Thematic Group nomination incorrectly listed ninety-seven properties in the historic district. Ninety-six properties were identified on the district map and reevaluated in 2002.)

were determined to be modern or intrusive. Seven of these properties had been considered contributing properties at the time of the Willa Cather Thematic Group Nomination but had lost integrity since the 1979 survey. Of the remaining properties, two had an improved historic appearance, twenty-eight had an unchanged appearance, fifteen had modern alterations, and three exhibited physical deterioration. Twenty-five properties were newly surveyed.



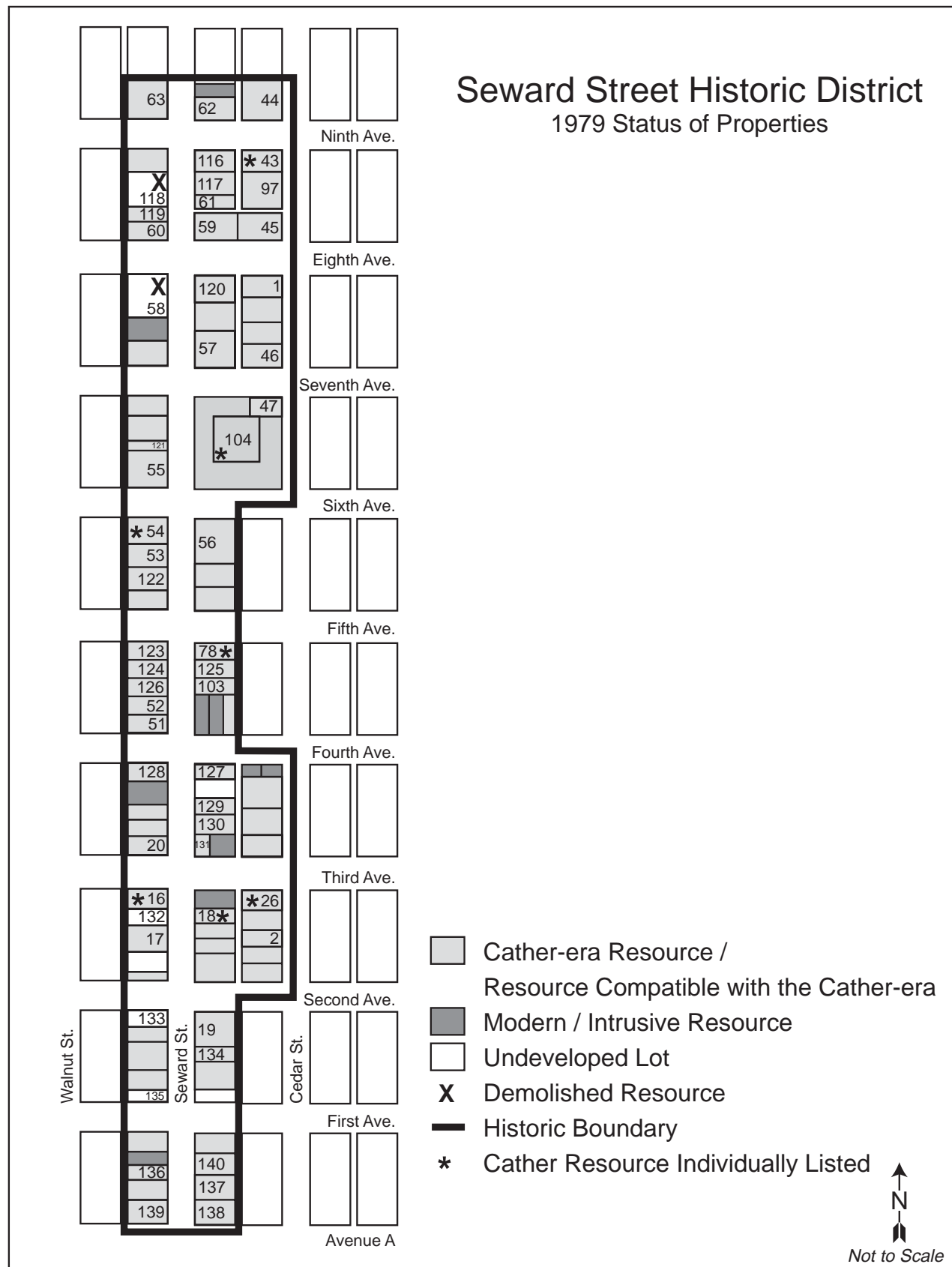
*Nonextant house in Seward Street Historic District, WT07-136, 1978 (NeSHPO)*



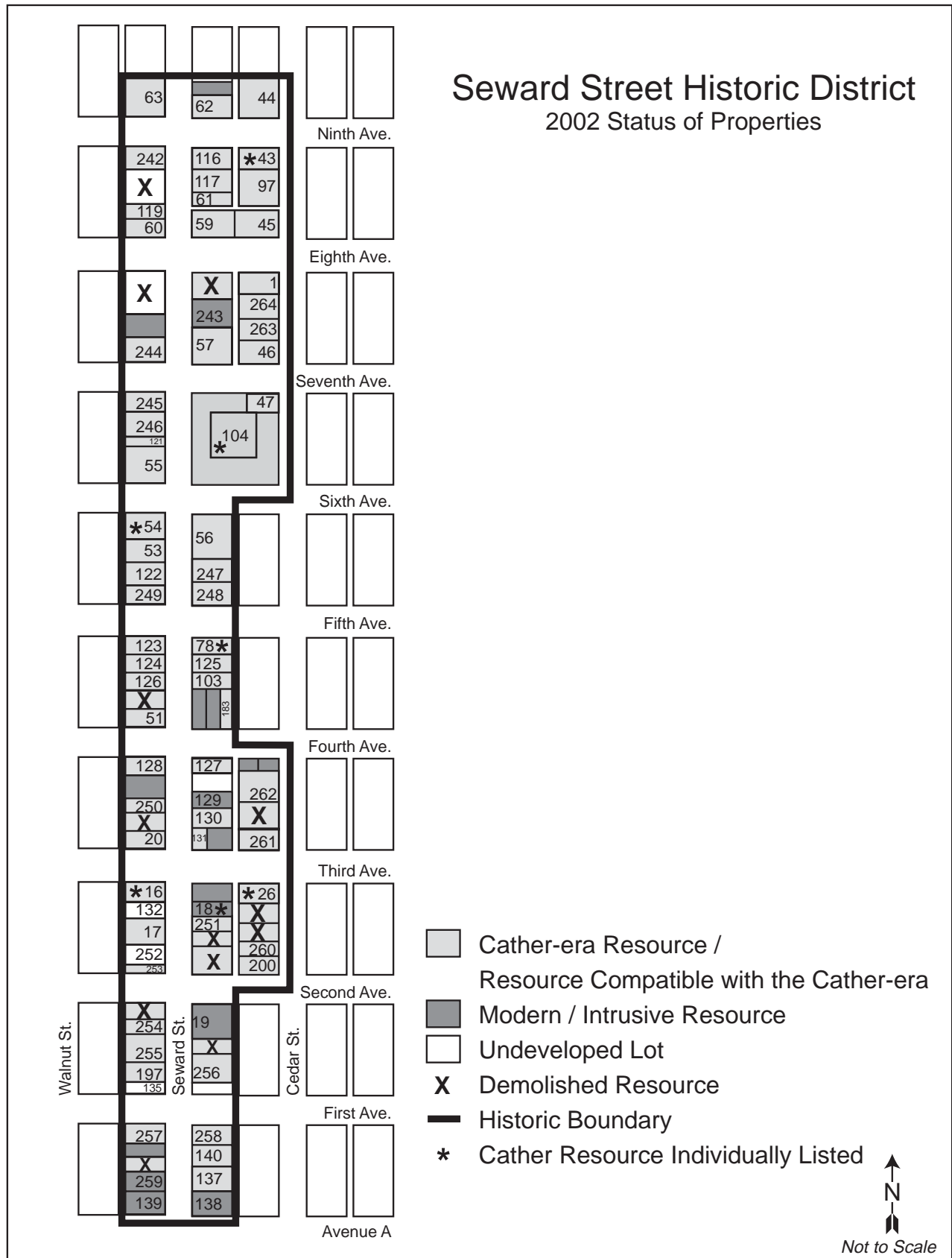
*Nonextant house in Seward Street Historic District, WT07-058, 1978 (NeSHPO)*

During the 2002 reevaluation of the previously surveyed properties in the district, thirteen properties, or fourteen percent, were identified as nonextant. Seventeen properties, eighteen percent,

## Chapter 3. Willa Cather Thematic Group Properties







## Chapter 3. Willa Cather Thematic Group Properties

**Table 11. Reevaluation of Properties within the Seward Street Historic District**

Category	Number of Properties in 1979	Percent in 1979	Number of Properties in 2002	Percent in 2002
Cather resources (individual listing)	7	7%	6	6%
Cather-era resources	36	38%	25	26%
Resources compatible with Cather-era	41	43%	35	36%
Modern or intrusive	10	10%	17	18%
Demolished	2	2%	13	14%

**Table 12. Properties within the Seward Street Historic District\***

NeHBS Site Number	Property Name	Address	Comparison
WT07-001	D.J. Myers House	741 North Cedar Street	Appearance unchanged
WT07-002	Woodbury House	217 North Cedar Street	Nonextant
WT07-016	Miner Houe	241 North Cedar Street	Historic appearance improved
WT07-017	Creighton House	225 North Seward Street	Appearance unchanged
WT07-018	Perkins-Wiener House	238 North Seward Street	Significant modern alterations
WT07-019	House	204 West Second Street	Significant modern alterations
WT07-020	Walter Sherwood House	Northwest corner of Seward Street and Third Avenue	Appearance unchanged
WT07-026	Cather House	Southwest corner of Cedar Street and Third Avenue	Appearance unchanged
WT07-043	Matthew R. Bentley House	845 North Cedar Street	Physical deterioration
WT07-044	House	Northwest corner of Ninth Avenue and Cedar Street	Appearance unchanged
WT07-045	Frederick Turnure House	809 North Cedar Street	Appearance unchanged
WT07-046	House	705 North Cedar Street	Modern alterations
WT07-047	Webster County Jail	621 North Cedar Street	Modern alterations
WT07-051	Sacred Heart Catholic Church	Northwest corner of Seward Street and Fourth Avenue	Appearance unchanged
WT07-052	House	421 North Seward Street	Nonextant
WT07-053	Frank Smith House	525 North Seward Street	Modern alterations
WT07-054	Warner-Cather House	541 North Seward Street	Historic appearance improved
WT07-055	Methodist Episcopal Church	Northwest cortner of Seward Street and Sixth Avenue	Physical deterioration
WT07-056	McNeny House	544 North Seward Street	Appearance unchanged
WT07-057	Whitaker House	Northeast corner of Seward Street and Seventh Avenue	Appearance unchanged
WT07-058	Smith-Gilham House	737 North Seward Street	Nonextant
WT07-059	J.W. Bogenrieff House	804 North Seward Street	Appearance unchanged
WT07-060	J.G. Myers House	809 North Seward Street	Modern alterations
WT07-061	C.D. Robinson House	820 North Seward Street	Appearance unchanged

## Chapter 3. Willa Cather Thematic Group Properties

**Table 12. Properties within the Seward Street Historic District\***

NeHBS Site Number	Property Name	Address	Comparison
WT07-062	Winter W. Kaley House	241 West Ninth Street	Appearance unchanged
WT07-063	Charles W. Kaley House	909 North Seward Street	Modern alterations
WT07-078	First Baptist Church	442 North Seward Street	Appearance unchanged
WT07-097	House	825 North Cedar Street	Appearance unchanged
WT07-103	House	426 North Cedar Street	Appearance unchanged
WT07-104	Webster County Courthouse	225 West Sixth Street	Appearance unchanged
WT07-116	Temple House	842 North Seward Street	Modern alterations
WT07-117	House	830 North Seward Street	Appearance unchanged
WT07-118	Robert B. Fulton House	West side Seward Street, between Eighth and Ninth Avenues	Nonextant
WT07-119	Jefferson G. Myers House	819 North Seward Street	Appearance unchanged
WT07-120	John R. Shirley House	742 North Seward Street	Nonextant
WT07-121	House	617 North Seward Street	Modern alterations
WT07-122	Parkes House	513 North Seward Street	Modern alterations
WT07-123	Carnelius S. Potter House	435 North Seward Street	Appearance unchanged
WT07-124	A.P. Hadel House	West side of Seward Street between Fourth and Fifth Avenues	Physical deterioration
WT07-125	Howard House	434 North Seward Street	Appearance unchanged
WT07-126	House	421 North Seward Street	Appearance unchanged
WT07-127	DX Gasoline Station	242 West Fourth Avenue	Appearance unchanged
WT07-128	House	341 North Seward Street	Appearance unchanged
WT07-129	John C. Allen House	East side of Seward Street between Fourth and Third Avenues	Significant modern alterations
WT07-130	Annie L. Mitchell House	310 North Seward Street	Appearance unchanged
WT07-131	House	302 North Seward Street	Appearance unchanged
WT07-132	House	235 North Seward Street	Modern alterations
WT07-133	House	Southwest corner of Seward Street and Second Avenue	Nonextant
WT07-134	Samuel B. Lightfoot House	126 North Seward Street	Nonextant
WT07-135	Garber Rental Property	105 North Seward Street	Modern alterations
WT07-136	Edward J. Pulsipher House	55 North Seward Street	Nonextant
WT07-137	Samuel VanHorn House	East side of Seward Street between First and A Avenues	Appearance unchanged
WT07-138	Jospeh S. Blair House	50 North Seward Street	Significant modern alterations
WT07-139	Peter Conover House	51 North Seward Street	Significant modern alterations
WT07-140	House	58 North Seward Street	Appearance unchanged
WT07-183	House	North side of Fourth Avenue, west of alley, between Cedar and Seward Streets	Appearance unchanged
WT07-197	House	113 North Seward Street	Newly surveyed
WT07-200	House	205 North Cedar Street	Newly surveyed
WT07-242	House	841 North Seward Street	Newly surveyed
WT07-243	House	722 North Seward Street	Newly surveyed
WT07-244	House	705 North Seward Street	Newly surveyed
WT07-245	House	Southwest corner of Seward Street and Seventh Avenue	Newly surveyed

## Chapter 3. Willa Cather Thematic Group Properties

**Table 12. Properties within the Seward Street Historic District\***

NeHBS Site Number	Property Name	Address	Comparison
WT07-246	House	629 North Seward Street	Newly surveyed
WT07-247	House	522 North Seward Street	Newly surveyed
WT07-248	House	506 North Seward Street	Newly surveyed
WT07-249	House	501 North Seward Street	Newly surveyed
WT07-250	House	325 North Seward Street	Newly surveyed
WT07-251	House	230 North Seward Street	Newly surveyed
WT07-252	House	213 North Seward Street	Newly surveyed
WT07-253	House	205 North Seward Street	Newly surveyed
WT07-254	House	137 North Seward Street	Newly surveyed
WT07-255	House	125 North Seward Street	Newly surveyed
WT07-256	House	116 North Seward Street	Newly surveyed
WT07-257	House	Southwest corner of Seward Street and First Avenue	Newly surveyed
WT07-258	House	62 North Seward Street	Newly surveyed
WT07-259	House	53 North Seward Street	Newly surveyed
WT07-260	House	213 North Cedar Street	Newly surveyed
WT07-261	House	Northwest corner of Cedar Street and Third Avenue	Newly surveyed
WT07-262	House	329 North Cedar Street	Newly surveyed
WT07-263	House	West side of North Cedar Street between Seventh and Eighth Avenues	Newly surveyed
WT07-264	House	733 North Cedar Street	Newly surveyed

*\*At the time of the Willa Cather Thematic Group Nomination, the district included five Cather-era or compatible with the Cather-era resources that were not assigned site numbers that have since been demolished. The table does not include the ten properties identified as modern or intrusive in 1979 that were not assigned site numbers.*

## Chapter 3. Willa Cather Thematic Group Properties

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### Conclusion

The Willa Cather Thematic Group Nomination, completed in 1981, recognized the historical and architectural significance of twenty-six individual resources and four historic districts within Red Cloud and Webster County related to Willa Cather's life and writings. Since the listing of these resources over twenty years ago, many of the properties have been maintained and retain their historic integrity. This is important because the retention of the built environment allows the properties and historic districts to provide a sense of time and place reflecting Cather's life and writings.

Unfortunately, thirty properties, or thirteen percent, of the 224 properties in the Willa Cather Thematic Group have been demolished. Other properties have been significantly modernized which does not allow them to reflect the historic period associated with Cather's life and writings for which they were recognized. Some of the most noticeable changes have occurred within the historic districts, including the loss of historic buildings, construction of modern buildings, and the alteration of buildings. The demolition and alterations have caused a significant erosion of the physical connection, legacy, and heritage associated with Willa Cather.

It is important that the historic character and appearance of individual properties and the properties within the historic districts be maintained and retained in order for them to continue to represent their association with Willa Cather and her writings and reflect the past of Webster County. Further losses will only worsen the status of the Willa Cather Thematic Group properties and the heritage of Red Cloud. If the erosion, demolition, and alteration is not halted or reversed, an irreplaceable asset to Red Cloud, Webster County, and the state of Nebraska, will be irretrievably lost.

### Notes

<sup>1</sup>"Historic Webster County: Then and Now," *Nebraskaland* 53, no. 7 (July 1975): n.p.

<sup>2</sup>C-Span, "American Writers: Willa Cather," *C-Span: American Writers*, N.d., <<http://www.american-writers.org/writers/cather.asp>> (1 April 2002).

<sup>3</sup>Murphy, Ann Billesbach, and Joni Lidolph Gilkerson, "Willa Cather Thematic Group: Sites and Districts in Webster County, Nebraska."





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# Chapter 4

## Recommendations

### National Register of Historic Places Recommendations

One purpose of the 2002 Nebraska Historic Building Survey (NeHBS) of Webster County is to identify properties potentially eligible for the National Register of Historic Places (National Register). National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level.

Thirty-two properties and four districts in Webster County are currently listed in the National Register. This includes twenty-six properties and the four historic districts included in the Willa Cather Thematic Group Nomination (see Chapter 3 for a complete list of Willa Cather Thematic Group properties). Additional properties listed in the National Register include the following:

- Hill Farm Site (Pike-Pawnee Village) near Guide Rock, WT00-171 and WT00-174, listed in 1966
- Starke Round Barn near Amboy, WT00-001, listed in 1971
- Red Cloud Bridge near Red Cloud, WT00-187, listed in 1992
- I.O.O.F. Hall and Opera House, WT02-008, listed in 1988

- Auld Public Library in Red Cloud, WT07-096, listed in 1993

- Red Cloud United States Post Office, WT07-195, listed in 1992

Two Webster County properties have been recognized as National Historic Landmarks:

- Pike-Pawnee Village Site near Guide Rock, WT00-171 and WT00-174, designated in 1964

- Willa Cather House in Red Cloud, WT07-026, designated in 1971

As a result of this survey, the survey team recommends twenty additional individual properties as potentially eligible for the National Register. These properties retain good integrity and possess the characteristics and significance that may allow them to be listed in the National Register. During a reconnaissance level survey, research efforts are limited and most properties are identified based on their architectural style and historic integrity. As a result, most properties are recommended for listing under Criterion C: Architecture and demonstrate a significant architectural type or method of construction. Individual properties, such as religious properties, may also need to meet National Register

## Chapter 4. Recommendations

Criteria Considerations to be eligible for listing. Additional intensive-level research and review by the Nebraska State Historic Preservation Office (NeSHPO) is necessary before a final decision is made on eligibility or in order to pursue National Register listing.

Properties recommended as potentially eligible for listing in the National Register are identified and illustrated below under their primary NeHBS historic context. For a discussion of historic contexts, see Chapter 2. Survey Results.

### Agriculture



*Farmstead near Guide Rock, WT00-055*

### Education



*District 30 School near Amboy, WT00-008*



*"Poor Farm" School near Red Cloud, WT00-022*

**Table 13. Individual Properties Recommended Potentially Eligible for the National Register of Historic Places**

NeHBS Site Number	Resource Name	NeHBS Historic Context	National Register Area of Significance
WT00-008	District 30 School	Education	Architecture
WT00-022	Poor Farm School	Education	Architecture
WT00-030	New Virginia School District 65	Education	Architecture
WT00-055	Farmstead	Agriculture	Architecture
WT00-189	Willow Creek Bridge	Transportation	Engineering
WT01-001	Amboy Mill	Processing Industry	Architecture
WT03-005	House	Settlement/ Architecture	Architecture
WT03-017	House	Settlement/ Architecture	Architecture
WT03-023	McBride House	Settlement/ Architecture	Architecture
WT03-036	Blue Hill City Light and Water Station	Services	Architecture
WT03-037	Blue Hill Public School	Education	Architecture
WT03-038	Gas Station	Transportation	Architecture
WT03-040	Gas Station	Transportation	Architecture
WT05-027	House	Settlement/ Architecture	Architecture
WT05-036	House	Settlement/ Architecture	Architecture
WT06-016	School District No. 6 Gymnasium	Education	Architecture
WT07-083	Pope House	Settlement/ Architecture	Architecture
WT07-087	E.U. Overman House	Settlement/ Architecture	Architecture
WT07-088	L.L. Boren House	Settlement/ Architecture	Architecture
WT07-090	Dr. Damerell House	Settlement/ Architecture	Architecture

### Processing Industry



*New Virginia School District 65 near Inavale, WT00-030*



*Amboy Mill, WT01-001*

### Services



*Blue Hill Public School, WT03-037*



*Blue Hill City Light and Water Station, WT03-036*

### Settlement/Architecture



*School District No. 6 Gymnasium in Inavale, WT06-016*



*House in Blue Hill, WT03-005*

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*House in Blue Hill, WT03-017*



*House in Guide Rock, WT05-036*



*McBride House in Blue Hill, WT03-023*



*Pope House in Red Cloud, WT07-083*



*House in Guide Rock, WT05-027*



*E.U. Overman House in Red Cloud, WT07-087*



*L.L. Boren House in Red Cloud, WT07-088*



*Gas station in Blue Hill, WT03-038*



*Dr. Damerell House in Red Cloud, WT07-090*



*Gas station in Blue Hill, WT03-040*

### Transportation



*Willow Creek Bridge near Cowles, WT00-189*

### Survey and Research Needs

The 2002 NeHBS of Webster County identified historic topics and resource types that would benefit from further study. The following research and survey activities would help to interpret Webster County's unique history for local residents, the NSHS, and interested historians.

#### **Intensive Rural Survey**

A number of previously surveyed farmhouses with architectural interest were located a distance from the road and the survey team was unable to reassess them. Further research is needed to determine if these properties retain historic integrity and are eligible for the National Register. These properties include five rural farmsteads: WT00-045, WT00-114, WT00-118, WT00-126, and WT00-143.

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*Farmstead near Blue Hill that merits further research,  
WT00-114*

•Strengthening county and regional preservation by partnering with neighboring counties and communities on projects such as interpretive driving tours, oral histories, and other projects to heighten public awareness. For more information about the National Register and local preservation activities, see Chapter 5. Preservation Ordinances in Webster County and Chapter 6. Preservation in Nebraska.

### Local Preservation Activities

Webster County has a significant amount of historic preservation potential. The continuing goal of historic preservation is to instill preservation as community value and to consider the county's historic resources in future planning activities. The city passed a preservation ordinance on July 8, 1999, and maintains a Historic Preservation Commission. Red Cloud is recognized by the NSHS and the National Park Service as a Certified Local Government (CLG). The Webster County Historical Society and the Willa Cather Pioneer Memorial and Education Foundation are active organizations engaged in local history and preservation activities. The NSHS, together with the Webster County Historical Society, the Willa Cather Pioneer Memorial and Education Foundation, and the Red Cloud Historic Preservation Commission, can increase public education of the county and state's historic resources and preservation issues and initiate local preservation activities. Examples of activities include:

- Establishing locally designated landmarks
- Listing properties in the National Register
- Applying for CLG grants to promote local preservation activities
- Encouraging rehabilitation of historic buildings



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# Chapter 5

## Preservation Ordinances in Webster County

### Introduction

Mead & Hunt reviewed the existing preservation ordinance in Red Cloud to identify its strengths and weaknesses and to make recommendations for its improvement. Recommendations are presented with the intent of better positioning the community to achieve its preservation goals. The ordinance was compared to the *Nebraska Certified Local Government Procedures* prepared by the Nebraska State Historic Preservation Office, which describe how a community can establish its own historic preservation commission and put in place a preservation program that meets federal and state standards, and the Nebraska Statutes, which authorize the establishment of preservation ordinances and commissions.



*Red Cloud's Seward Street Historic District, a candidate for local designation*

### Best Practices

Enacting an appropriate ordinance is the first step toward creating a local preservation program. Possessing a well-drafted local preservation ordinance can mean the difference between success and failure of any community preservation program. Working to promote and adopt (or amend) a thorough, carefully drafted preservation ordinance should be the top priority of every local preservation effort.

The benefits of local government historic preservation programs are multi-faceted. Some of these benefits include improved property values of designated historic properties and properties within historic districts; increased private investments in downtown and neighborhood revitalization projects; development of community pride and commitment to community improvement; and an increased attractiveness to new businesses, new residents and visitors. Implementation of a local historic preservation program requires community awareness of the value of preserving its cultural resources and a commitment to protecting them. Such a program requires the energy and time of community volunteers, the leadership of elected officials, the support of local government staff and some modest financial resources.

The fundamental purpose of an ordinance is to create an environment where historic preservation is a shared community value and is used as a tool for

## Chapter 5. Preservation Ordinances in Webster County

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community planning, economic development, and tourism. A preservation commission holds responsibility for recognizing and preserving districts, buildings, sites and structures that contribute to a community's distinctive character and environment. A review of the best practices indicates that an ordinance should provide for the following:

- The historic preservation commission should have a sizable membership (five members are specified in Nebraska's *Certified Local Government Procedures*) with an interest in historic preservation that offers a broad range of expertise, such as architects, historians and preservationists.

- The commission should have the power to designate, for preservation purposes, those districts, buildings, sites and structures within the community that have historical, prehistorical, architectural or cultural value and are consistent with the *Secretary of the Interior's Standards for Identification and Registration*. The *Secretary of the Interior's Standards for Identification and Registration* provides guidelines for conducting surveys and identifying properties that qualify for listing in the National Register.

- A public process should be followed when the commission considers whether or not to make a designation.

- The commission should be empowered to review proposed changes and requests for building permits and approve or disapprove, or at least delay, changes to the physical environment of locally designated buildings and districts. Changes to be reviewed should include new construction, demolition and alteration of exterior architectural features.

- The ordinance should specify guidelines that the commission uses to determine if proposed changes are appropriate.

- The commission should assist with local preservation planning efforts, including conducting surveys to identify historic properties for designation and sponsoring educational activities in the community.

Typical components of a preservation ordinance are:

- statement of purpose
- definition of terms used in the ordinance

- guidelines setting composition of the commission and length of members' terms

- powers and duties of the commission

- criteria and procedures for designating properties and historic districts

- procedures for commenting on nominations to the National Register

- procedures for reviewing alteration, demolition, relocation and new construction of historic properties within a designated historic district, or those individually designated as local landmarks

- provisions for marking designated properties and districts with signs

Though not ubiquitous, many community preservation ordinances also include a provision for granting waivers for economic hardship and requirements that property owners maintain resources designated under the ordinance.

Preservation ordinances give local commissions the power to designate properties as local landmarks that meet the criteria for recognition outlined in the ordinance. Local landmark designation is different than National Register designation. The National Register program is administered through the National Park Service by way of the State Historic Preservation Offices and is the official federal list of properties significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. Properties listed in the National Register must meet the National Register of Historic Places Criteria outlined by the National Park Service. Local landmark designation relies on criteria outlined in the local ordinance and often offers communities the opportunity to recognize locally significant properties that may not quite meet the National Register criteria.

Resources listed at the end of this section provide guidance to communities wishing to adopt or amend preservation ordinances.

## Chapter 5. Preservation Ordinances in Webster County

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### Background

Preservation ordinances have a foundation in state law. Chapters 14, 15, and 19 of the Nebraska Statutes allow for the creation of a preservation commission for the purpose of preserving buildings, districts and other properties that are determined by the commission to possess historical, cultural, architectural or educational value. Further provisions of state law enable a city to:

- establish historic preservation districts.
- exercise its power of eminent domain to maintain or preserve buildings, lands, areas, or districts that have been designated by the commission. Similarly, a city is prohibited from exercising its power of eminent domain to acquire such properties for the purpose of demolition and reconveyance for private use.

Historic preservation must be included in a community's comprehensive plan in order for a local government to pass an historic preservation ordinance. Ordinances must be incorporated into the city's zoning code.

### Certified Local Government Program

The Certified Local Government Program offers recommendations and guidelines for communities to follow when enacting a preservation ordinance. Once a community has enacted a preservation ordinance and met other requirements, the program also offers recognition and benefits to local governments that have established local historic preservation programs. Red Cloud is recognized by the Nebraska State Historical Society and the National Park Service as a Certified Local Government. To participate in the Certified Local Government Program, a community must have in place a preservation ordinance that provides for the protection of historic properties and a preservation commission that oversees this ordinance. The goal of the program is to increase local preservation activities by making the local community a partner of the Nebraska State Historical Society, State Historic Preservation Office. Certified Local Governments are eligible for grants to assist in the implementation of local preservation programs. These grants can be used to finance a variety of preservation related activities, including survey work, preparing National Register nominations, education programs, publications, staff support, workshops and preservation events. In addition, Certified Local Governments

receive technical assistance and training from the State Historic Preservation Office about historic preservation.

Certified Local Government procedures require that a historic preservation commission include at least five members, all of whom have a demonstrated interest, competence, or knowledge in historic preservation. If available in the community, at least three members must be from the disciplines of history, architectural history, architecture, landscape architecture, archaeology, planning, urban design, folklore, curation, conservation, American studies, American civilization, cultural geography, cultural anthropology, or related fields. Recommendations are made as to the following profession of members, if available:

- an architect
- a curator or director of an art or other museum
- a professional artist or historian
- three interested and qualified persons chosen from any existing historical society; preservation group; architectural, landscape architectural, interior design, or planning association; or cultural organization
- two laypersons
- an owner or operator of a business or property within a preservation district

There are provisions in the Certified Local Government procedures for communities who cannot meet the requirements outlined in the procedures. The SHPO may certify a Certified Local Government without the minimum number of members or required disciplines if they can demonstrate that a good-faith effort was made to fill the position(s), or that an alternative composition of the Commission best meets the needs of the Commission and the local government. The Commission may be required to seek expertise in areas that are not represented in their membership for National Register nominations and other decisions that may affect properties.

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The Nebraska Certified Local Government Procedures outlines that local ordinances should include the following provisions:

- authorization of historic preservation under Nebraska Statutes
- a statement of purpose
- establishment of an historic preservation commission including membership, duties, and terms of appointment
- Criteria and procedures for the designation of local landmarks and districts which are consistent with the *Secretary of the Interior's Standards for Identification and Registration*
- Procedures for commenting on nominations to the National Register of Historic Places
- Procedures for review concerning alteration, demolition, relocation and new construction of any structure within a locally designated historic district, or those which may be individually designated as local landmarks
- definition of actions that merit review by the historic preservation commission



*Red Cloud Opera House during restoration, WT07-031, a candidate for local designation*

### Red Cloud

The city of Red Cloud is recognized by the Nebraska Historical Society and the National Park Service as a Certified Local Government and has an Historic Preservation Commission. The city's preservation

ordinance was passed on July 8, 1999. Residents take pride in their city's position as the "Home of Willa Cather." Plans to locally designate properties are currently underway.



*Red Cloud's Main Street Historic District, a candidate for local designation*

What the ordinance does:

- provides for seven- to nine-member commission, including a historian, an attorney and a council member
- calls for regularly scheduled public meetings
- includes criteria for designating historic properties and districts
- gives the Historic Preservation Commission the power to designate historic properties and recommend historic districts (subject to approval by City Council)
- specifies that the commission may either grant permission to demolish part or all of an historic property or a contributing building within an historic district OR delay demolition for a period of 90 days while viable alternatives are explored
- describes the commission's mission to include educating the public, cooperating with SHPO to include properties and districts in the National Register, and soliciting funds for purposes of preservation, as deemed advisable

The ordinance does not:

- currently have any properties designated

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- provide for the protection of historic properties by making their proposed alteration subject to review
- provide a mechanism to identify local landmarks through completion of an historic buildings survey

### Recommendations

The city and Historic Preservation Commission should begin designating local properties and districts. A number of properties in Red Cloud have been recognized for their historic and architectural significance by being listed in the National Register. These listed properties are excellent candidates for local designation, which can offer the properties some protection or at least delay from demolition. Results of the 2002 Nebraska Historic Buildings Survey of Red Cloud may suggest additional properties that the commission could designate for protection under the local ordinance.

Red Cloud could strengthen its ordinance by making the proposed alteration of designated historic properties and contributing buildings within locally designated historic districts subject to review. This would allow for the commission to encourage residents to keep the historic and architectural character of Red Cloud intact. The city may wish to identify additional commission members from the professions that are recommended in the Certified Local Government procedures.

The Historic Preservation Commission should implement an educational program to raise awareness of local officials and residents to the purpose of the ordinance and its role in community planning, development, and tourism activities.

The community of Red Cloud has taken the first step to make historic preservation part of their overall community planning objectives. Current preservation activities should be continued and can be strengthened by amending the ordinance to include review of alterations and implementing an educational program.

### Sources

In initiating an effort to amend their ordinances, these communities can benefit from referring to available assistance, source materials relating to preservation planning and ordinance development. A selection of helpful publications and on-line information is provided below.

The Nebraska State Historic Preservation Office has prepared *Nebraska Certified Local Government Procedures* (Nebraska State Historical Society, Nebraska State Historic Preservation Office, 2002 revision) outlining how a community can establish its own historic preservation ordinance. Nebraska State Historic Preservation staff can also offer guidance and assistance to community's planning to amend their ordinance or becoming a Certified Local Government. The State Historic Preservation staff can be reached at (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at [www.nebraskahistory.org](http://www.nebraskahistory.org).

The cities of Omaha and Lincoln, Certified Local Governments, have in place historic preservation ordinances that meet the requirements of the *Nebraska Certified Local Government Procedures* and is working for the community. Omaha's ordinance can be used as a model by communities developing or amending a preservation ordinance. Copies of Omaha's preservation ordinance can be obtained by contacting the Nebraska State Historic Preservation Office at (402) 471-4787 or 1-800-833-6747.

The American Planning Association has drafted model planning and zoning enabling statutes, including those related to historic preservation, and packaged them in the *Growing Smart Legislative Guidebook* (Stuart Neck, ed., American Planning Association, 2002).

The Wisconsin Historical Society prepared a model ordinance, *A Brief Model Historic Preservation Ordinance for Small Communities* (State Historical Society of Wisconsin, Division of Historic Preservation, 1993). A booklet that expands upon the legal bases and benefits of such ordinances is also available, *Historic Preservation Ordinances in Wisconsin: Protection of Historic Properties by Local Governments* (State Historical Society of Wisconsin, Division of Historic Preservation, 1995). Both documents provide advice that is broadly applicable to communities outside of Wisconsin.

The National Park Service, Heritage Preservation Services, provides online technical information to support the preservation of historic buildings. This information may help a community wishing to provide guidelines for owners of historic properties.

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It is available at: <http://www2.cr.nps.gov/tps/index.htm>.

Several collections of preservation ordinances are available online. Reviewing other communities' ordinances can show how different local governments have addressed issues such as commission powers, designation criteria, economic hardship waivers, etc. Many local preservation ordinances share similar features and elements. However, it should be noted that since no two communities are identical, a local government should not simply copy the preservation ordinance of another jurisdiction, even if preservation efforts have proven successful in that locality.

- Mary Washington College has catalogued and digitized preservation ordinances in the state of Virginia, which are available at: <http://departments.mwc.edu/chpr/www/vlprc/design/lpo.htm>

- Historic preservation ordinances in Washington State are collected at: <http://www.mrsc.org/Subjects/Planning/historic/hispr.aspx>

- Sample preservation ordinances from California can be found at: [http://ohp.parks.ca.gov/default.asp?page\\_id=1243](http://ohp.parks.ca.gov/default.asp?page_id=1243)



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# Chapter 6

## Preservation in Nebraska

Throughout much of Nebraska's history, historic preservation was the province of dedicated individuals and organizations working alone in local communities. Since the passage of the National Historic Preservation Act of 1966, however, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts mandated by the Act. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. The staff of the NSHS' Historic Preservation Division forms the Nebraska State Historic Preservation Office (NeSHPO).

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include:

- Conducting and maintaining a statewide historic building survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.
- Administering a federal tax incentives program for the preservation of historic buildings.

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.

- Providing preservation education, training, and technical assistance to individuals and groups and local, state, and federal agencies.

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the mission of the NSHS.

### Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 64,000 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county such as an historic highway or type of industry.



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The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the wealth of historic properties in their community. Properties included in the survey have no use restrictions placed on them, nor does the survey require any level of maintenance or accessibility by property owners. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed “first look” at historic properties. Additionally, as the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals that value their community’s history.

For more information, please call the NeHBS Program Associate or the Survey Coordinator listed in Nebraska State Historic Preservation Office Contacts.

### National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register. The National Register is our nation’s official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Mount Vernon or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local

properties that retain their physical integrity and convey local historic significance may also be listed.

It is important to note what listing a property in the National Register means or, perhaps more importantly, what it does not mean. The National Register does not:

- Restrict, in any way, a private property owner’s ability to alter, manage, or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner’s objection.
- Allow the listing of an historic district over a majority of property owners’ objections.
- Require public access to private property.

Listing a property in the National Register does:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Help promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

For more information, please call the National Register Coordinator listed in Nebraska State Historic Preservation Office Contacts.

### Certified Local Governments

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local level. One element of this goal is to link local governments with a nationwide network of federal, state, and local

organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality, that has adopted preservation as a priority. To become a CLG, a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- Promote preservation education and outreach.
- Conduct and maintain some level of a historic building survey.
- Establish a mechanism to designate local landmarks.
- Create a preservation commission to oversee the preservation ordinance and the CLG program.

The advantages of achieving CLG status include:

- A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
- Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.
- Through the use of their landmarking and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use issues relating to historic properties.
- CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
- CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
- Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park Service, and there are general rules to follow. A

community considering CLG status, however, is given broad flexibility within those rules when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and economic assistance from the NeSHPO.

### Preservation Tax Incentives

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or a locally landmarked (by a CLG see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agriculture-related outbuildings may also qualify.

A certified rehabilitation is one that conforms to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built specifications.

The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.

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- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property (usually by listing the property in the National Register) and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office. For more information, please call the Review and Preservation Services Program Associate listed in Nebraska State Historic Preservation Office Contacts.

### Federal Project Review

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway, FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for listing in, the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the modification of a new highway's right-of-way could avoid an archaeological site or historic barn.

It is important to note that public participation in this process is vital. The Section 106 process requires the

federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action. It is truly a law that gives the public a voice in an unwieldy bureaucratic system.

For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed in Nebraska State Historic Preservation Office Contacts.

### Public Outreach and Education

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

The above short descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source - the National Historic Preservation Act - they work best when they work together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at [www.nebraskahistory.org](http://www.nebraskahistory.org).

### Nebraska State Historic Preservation Office Contacts

Lawrence Sommer, Director  
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## Appendix A. List of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
<b><i>Rural</i></b>			
WT00-001	Starke Brothers Round Barn	Rural	Red Cloud
WT00-003	Latta, G. A. Farmhouse	Rural	Cowles
WT00-005	Hartwell, A. F. House	Rural	Inavale
WT00-006	Johnson Farmhouse	Rural	Blue Hill
WT00-008	School District 30	Rural	Amboy
WT00-012	Garber, Silas Homestead Site	Rural	Red Cloud
WT00-013	Cather, George P. Farmstead	Rural	Bladen
WT00-015	Johnson, Henry Farm	Rural	Inavale
WT00-018	Holt, John Farm	Rural	Bladen
WT00-022	School District 33	Rural	Red Cloud
WT00-024	St. Stephenie Scandinavian Evangelical Lutheran Church	Rural	Bladen
WT00-028	Larrick, Art Farm	Rural	Bladen
WT00-029	New Virginia Methodist Church	Rural	Inavale
WT00-030	New Virginia School District 65	Rural	Inavale
WT00-032	Harvey, Noal Farmstead	Rural	Inavale
WT00-043	House	Rural	Inavale
WT00-044	House	Rural	Inavale
WT00-045	Ladd-Talkington Farmstead	Rural	Inavale
WT00-046	House	Rural	Inavale
WT00-048	Farmstead	Rural	Red Cloud
WT00-051	Farmstead	Rural	Red Cloud
WT00-052	Farmhouse	Rural	Red Cloud
WT00-055	Wagner, N.D. Farmstead	Rural	Amboy
WT00-056	Farmstead	Rural	Amboy
WT00-057	School District 85	Rural	Amboy
WT00-064	Farmstead	Rural	Guide Rock
WT00-067	Maple Grove Cemetery	Rural	Guide Rock
WT00-071	Farmstead	Rural	Guide Rock
WT00-076	House	Rural	Guide Rock
WT00-086	House	Rural	Amboy
WT00-088	House	Rural	Amboy
WT00-089	Farmstead	Rural	Guide Rock
WT00-094	Farmstead	Rural	Red Cloud
WT00-100	Farmstead	Rural	Bladen
WT00-103	Plainview Cemetery	Rural	Bladen
WT00-104	Pavelka Farmstead	Rural	Bladen
WT00-105	Farmstead	Rural	Bladen
WT00-113	House	Rural	Blue Hill
WT00-114	Siebrass Farmstead	Rural	Blue Hill
WT00-118	House	Rural	Blue Hill
WT00-125	Walker Cemetery	Rural	Blue Hill
WT00-126	House	Rural	Blue Hill
WT00-128	Five Star School	Rural	Bladen
WT00-132	Farmstead	Rural	Blue Hill
WT00-138	Farmstead	Rural	Blue Hill
WT00-143	Farmstead	Rural	Guide Rock
WT00-149	Farmstead	Rural	Cowles
WT00-153	Salem Lutheran Cemetery	Rural	Rosemont



## Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
WT00-164	School District 37	Rural	Red Cloud
WT00-165	Remains of Rock House	Rural	Red Cloud
WT00-166	School District 4	Rural	Guide Rock
WT00-170	Guide Rock Site	Rural	Guide Rock
WT00-171	Pike's Rifle Pits	Rural	Guide Rock
WT00-174	Pike-Pawnee Village	Rural	Guide Rock
WT00-175	Chalk Cliffs and Republican River Valley	Rural	Red Cloud
WT00-176	Willa Cather Memorial Prairie	Rural	Red Cloud
WT00-177	Crossroads Grave Site	Rural	Bladen
WT00-178	Cather, William, Homestead Site	Rural	Inavale
WT00-179	Site of Mill and Republican River Island	Rural	Red Cloud
WT00-180	Barns	Rural	Guide Rock
WT00-181	Superior-Cortland Dam	Rural	Guide Rock
WT00-185	Bohemian Hall Site	Rural	Bladen
WT00-186	St. Stephen's Cemetery	Rural	Bladen
WT00-187	Red Cloud Bridge (Republican River Bridge)	Rural	Red Cloud
WT00-189	Willow Creek Bridge	Rural	Cowles
WT00-190	Farmstead	Rural	Red Cloud
WT00-191	Bridge	Rural	Guide Rock
WT00-192	Bridge	Rural	Guide Rock
WT00-193	Bridge	Rural	Guide Rock
WT00-194	House	Rural	Guide Rock
WT00-195	Pleasant Hill Cemetery	Rural	Guide Rock
WT00-196	House	Rural	Guide Rock
WT00-197	Bridge	Rural	Guide Rock
WT00-198	Bridge	Rural	Guide Rock
WT00-199	Bridge	Rural	Amboy
WT00-200	Bridge	Rural	Amboy
WT00-201	Cemetery	Rural	Guide Rock
WT00-202	Cemetery	Rural	Cowles
WT00-203	Bridge	Rural	Cowles
WT00-205	Bridge	Rural	Cowles
WT00-206	House	Rural	Red Cloud
WT00-207	Pleasant Prairie Cemetery	Rural	Inavale
WT00-208	Campbell Presbyterian Cemetery	Rural	Bladen
WT00-209	House	Rural	Bladen
WT00-210	East Lawn Cemetery	Rural	Bladen
WT00-211	Harmony Cemetery	Rural	Bladen
WT00-212	Bridge	Rural	Bladen
WT00-213	Farmstead	Rural	Bladen
WT00-214	Batin Cemetery	Rural	Cowles
WT00-215	Bridge	Rural	Inavale
WT00-216	Walnut Creek Cemetery	Rural	Inavale
WT00-217	Bridge	Rural	Inavale
WT00-218	Bridge	Rural	Inavale
WT00-219	Bridge	Rural	Inavale
WT00-220	House	Rural	Red Cloud
WT00-221	Mount Pleasant Cemetery	Rural	Red Cloud
WT00-222	Blue Hill Catholic Cemetery	Rural	Blue Hill
WT00-223	Farmstead	Rural	Red Cloud



## Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
WT00-224	Farmstead	Rural	Inavale
WT00-225	Yost Farm Schoolhouse	Rural	Red Cloud
WT00-226	Farmstead	Rural	Bladen
WT00-227	Cloverton Cemetery	Rural	Bladen
WT00-228	Cemetery	Rural	Red Cloud
WT00-229	Cemetery	Rural	Bladen
WT00-230	New Virginia Cemetery	Rural	Bladen
WT00-231	Norwegian Zion Lutheran Cemetery	Rural	Inavale
WT00-232	St. Ann Cemetery	Rural	Bladen
WT00-233	Cemetery	Rural	Cowles
WT00-234	Rosemont Presbyterian Cemetery	Rural	Rosemont
WT00-235	Zion Lutheran Cemetery	Rural	Blue Hill
WT00-236	Emmanuel Lutheran Cemetery	Rural	Blue Hill
WT00-237	Eckley Cemetery	Rural	Blue Hill
WT00-238	Martin Cemetery	Rural	Red Cloud
WT00-239	Benjamin Wagoner Memorial Cemetery	Rural	Red Cloud
WT00-240	House	Rural	Red Cloud
WT00-241	School	Rural	Red Cloud
WT00-242	Guide Rock Cemetery	Rural	Guide Rock
WT00-243	Barn	Rural	Guide Rock
WT00-244	Cemetery	Rural	Guide Rock
WT00-245	Barn	Rural	Amboy
WT00-246	Bridge	Rural	Amboy
WT00-247	Green Acres Motel	Rural	Red Cloud
<b>Amboy</b>			
WT01-001	Amboy Milling Company	East side of railroad tracks	Amboy
WT01-005	House	North of Highway 136	Amboy
<b>Bladen</b>			
WT02-004	House	714 Main Street	Bladen
WT02-007	Cather House	402 Main Street	Bladen
WT02-008	IOOF Hall and Opera House	West side Main Street between Francis and Mariel Streets	Bladen
WT02-011	State Bank of Bladen	Northeast corner Frances and Main Streets	Bladen
WT02-012	Service State Bank	West side Main Street between Railroad and Frances Street	Bladen
WT02-024	White Front Garage	Northeast corner Railroad and Main Streets	Bladen
WT02-025	Grain Elevator	Main Street at Railroad	Bladen
WT02-026	House	121 Main Street	Bladen
<b>Blue Hill</b>			
WT03-001	Holy Trinity Catholic Church	Northeast corner of Liberty and Maple Streets	Blue Hill
WT03-005	Stoddard-Pelz House	400 Sycamore Street	Blue Hill
WT03-017	Martin-Burge House	106 Nemaha Street	Blue Hill
WT03-019	Trinity Evangelical Lutheran Church	Northeast corner of Otoe and Pine Streets	Blue Hill

## Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
WT03-020	St. Paul's Evangelical Lutheran Church	Northeast corner of Gage and Pine Streets	Blue Hill
WT03-023	McBride House	805 Saline Street	Blue Hill
WT03-028	L. Schuman Building	522-530 Gage Street	Blue Hill
WT03-031	J. Hanson Building	South side of Gage Street between Liberty and East Railway Streets	Blue Hill
WT03-032	A. Martin Building	South side of Gage Street between Liberty and East Railway Streets	Blue Hill
WT03-035	House	505 Lancaster Street	Blue Hill
WT03-036	City Light and Water Station	Northeast corner of Williams and Maple Streets	Blue Hill
WT03-037	Blue Hill Public School	Northwest corner of Sycamore and York Streets	Blue Hill
WT03-038	Gas Station	Northeast corner of Saline and East Railway Streets	Blue Hill
WT03-039	House	Southwest corner of Wilson and Gage Streets	Blue Hill
WT03-040	Service Station	101 Liberty Street	Blue Hill
WT03-041	Commercial Building	South side of Gage Street between Liberty and East Railway Streets	Blue Hill
WT03-042	Bentz Building	511 Gage Street	Blue Hill
WT03-043	House	South side of Nemaha Street between Webster and Payne Streets	Blue Hill
WT03-044	House	Northwest corner of Nemaha and Pine Streets	Blue Hill
WT03-045	House	c.205 Webster Street	Blue Hill
WT03-046	House	209 Webster Street	Blue Hill
WT03-047	House	301 Webster Street	Blue Hill
WT03-048	Trinity Evangelical Lutheran School	Northwest corner of Webster and Otoe Streets	Blue Hill
WT03-049	Grain Elevators	West side of railroad tracks at Nemaha Street	Blue Hill
WT03-050	House	310 Walnut Street	Blue Hill
WT03-051	House	1010 Saline Street	Blue Hill
<b>Cowles</b>			
WT04-002	Methodist Episcopal Church	Southeast corner of Fourth and Franklin Streets	Cowles
WT04-005	Commercial Building	North side Webster Street between Third and Fourth Streets	Cowles
WT04-008	Cemetery	East side First Street, north side of town	Cowles
WT04-009	Bridge	Intersection of First and Webster Streets	Cowles

## Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
<b><i>Guide Rock</i></b>			
WT05-003	Taylor Drug & H. B. Hunter Stores	West side of University Avenue between Grant and State Streets	Guide Rock
WT05-007	Baptist Church	Northwest corner of Grant and High Streets	Guide Rock
WT05-009	Church	Northeast corner of State and High Streets	Guide Rock
WT05-011	House	610 High Street	Guide Rock
WT05-017	House	230 Nebraska Street	Guide Rock
WT05-018	House	Northeast corner of Webster and Nebraska Streets	Guide Rock
WT05-027	House	430 State Street	Guide Rock
WT05-028	House	420 State Street	Guide Rock
WT05-035	House	Southwest corner of Grant and John Streets	Guide Rock
WT05-036	House	Northeast corner of State and Nebraska Streets	Guide Rock
WT05-037	House	Southwest corner of Douglas and High Streets	Guide Rock
WT05-038	Auld-Doudna Public Library	Southeast corner of High and Grant Streets	Guide Rock
WT05-039	House	West side of High Street between Webster and Washington Streets	Guide Rock
WT05-040	Grain Elevators	North of tracks, east and west of University Street	Guide Rock
WT05-041	House	Southwest corner of Grant and Center Streets	Guide Rock
WT05-042	House	Southeast corner of Grant and Republican Street	Guide Rock
WT05-043	House	Southeast corner of Grant and Republican Streets	Guide Rock
WT05-044	House	West side of Republican Street between Grant and State Streets	Guide Rock
<b><i>Inavale</i></b>			
WT06-001	Muller House	Northwest corner of Maine Avenue and Logan Street	Inavale
WT06-002	Irons, Wm. House	West side Maine Avenue between Lincoln and Logan Streets	Inavale
WT06-004	Inavale High School	East side Maine Avenue at Garfield Street	Inavale
WT06-006	Methodist Episcopal Church	Northwest corner of Minnesota Avenue and Lincoln Street	Inavale
WT06-010	J. A. Salvay Lumber Company Building	Northwest corner of Maine Avenue and Blaine Street	Inavale
WT06-011	Commercial Building	Northeast corner of Blaine Street and Maine Avenue	Inavale

## Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
WT06-012	Commercial Building	South side of Blaine Street between Maine and Minnesota Avenues	Inavale
WT06-013	House	East side of Maine Avenue between Lincoln and Logan Streets	Inavale
WT06-014	House	West side of Maine Avenue between Lincoln and Garfield Streets	Inavale
WT06-015	House	West side of Maine Avenue between Lincoln and Garfield Streets	Inavale
WT06-016	Gymnasium-School District No. 6	Southeast corner of Garfield Street and Minnesota Avenue	Inavale
WT06-017	House	West side of Michigan Avenue between Lincoln and Garfield Streets	Inavale
WT06-018	Grain Elevator	South side of Railroad at Maine Avenue	Inavale
WT06-019	House	Southwest corner of Michigan Avenue and Garfield Street	Inavale
<b>Red Cloud</b>			
WT07-001	Myers, D.J. House	741 North Cedar Street	Red Cloud
WT07-008	Jones & Goble Building	c.305 North Webster Street	Red Cloud
WT07-009	Jackson Reserve Site	Between Third and Division Streets, Seward and Cedar Streets	Red Cloud
WT07-010	Burlington Depot	Northwest corner of South Seward and Welch Streets	Red Cloud
WT07-011	St. Juliana Falconieri Church	425 West Third Street	Red Cloud
WT07-012	Cox, John House	West side of Seward Street between Division and Third Streets	Red Cloud
WT07-014	House	45 North Walnut Street	Red Cloud
WT07-016	Miner, Hugh and J.L., House	241 North Seward Street	Red Cloud
WT07-017	Creighton House	225 North Seward Street	Red Cloud
WT07-018	Perkins-Wiener House	238 North Seward Street	Red Cloud
WT07-019	House	204 West Second Street	Red Cloud
WT07-020	Sherwood, Walter House	Northwest corner of Seward Street and Third Avenue	Red Cloud
WT07-022	Church	Northeast corner of Third Avenue and Walnut Street	Red Cloud
WT07-025	House	341 Cherry Street	Red Cloud
WT07-026	Willa Cather House	Southwest corner of Cedar Street and Third Avenue	Red Cloud
WT07-027	Miner Brothers Store	301 North Webster Street	Red Cloud
WT07-028	First National Bank Building	309 North Webster Street	Red Cloud
WT07-029	Cotting & Miller Building	333 North Webster Street	Red Cloud

## Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
WT07-030	State Bank Block	401 North Webster Street	Red Cloud
WT07-031	Opera House	c.411 North Webster Street	Red Cloud
WT07-032	Moon Block	West side of Webster Street between Fourth and Fifth Avenues	Red Cloud
WT07-033	Outwaite Building	South side of Fourth Avenue between Webster and Cedar Streets	Red Cloud
WT07-036	House	East side of Locust Street between Ninth and Tenth Avenues	Red Cloud
WT07-038	House	1043 Eleventh Street	Red Cloud
WT07-040	House	821 North Elm Street	Red Cloud
WT07-042	House	844 North Cedar Street	Red Cloud
WT07-043	Bentley, Matthew House	845 North Cedar Street	Red Cloud
WT07-044	House	Northwest corner of Ninth Avenue and Cedar Street	Red Cloud
WT07-045	Turnure, Frederick House	809 North Cedar Street	Red Cloud
WT07-046	House	705 North Cedar Street	Red Cloud
WT07-047	Webster County Jail	621 North Cedar Street	Red Cloud
WT07-051	Sacred Heart Catholic Church	Northwest corner of Seward Street and Fourth Avenue	Red Cloud
WT07-053	Smith, Frank House	525 North Seward Street	Red Cloud
WT07-054	Warner-Cather House	541 North Seward Street	Red Cloud
WT07-055	Methodist Episcopal Church	Northwest corner of Seward Street and Sixth Avenue	Red Cloud
WT07-056	McNeny House	544 North Seward Street	Red Cloud
WT07-057	Whitaker House	Northeast corner of Seward Street and Seventh Avenue	Red Cloud
WT07-059	Bogenrieff, J.W. House	804 North Seward Street	Red Cloud
WT07-060	Myers, J.G. House	809 North Seward Street	Red Cloud
WT07-061	Robinson, C.D. House	820 North Seward Street	Red Cloud
WT07-062	Kaley, Winter W. House	241 West Ninth Street	Red Cloud
WT07-063	Kaley, Charles W. House	909 North Seward Street	Red Cloud
WT07-066	House	631 North Chestnut Street	Red Cloud
WT07-069	Newhouse Jewelry and Clock Shop	East side of Webster Street between Fourth and Fifth Avenues	Red Cloud
WT07-070	Dr. Cook's Drug Store	410 North Webster Street	Red Cloud
WT07-071	Commercial Building	Northeast corner of Fourth Avenue and Webster Street	Red Cloud
WT07-072	Farmers & Merchants Bank Building	338 North Webster Street	Red Cloud
WT07-073	Potter Building	346 North Webster Street	Red Cloud
WT07-078	First Baptist Church	442 North Seward Street	Red Cloud
WT07-079	House	405 North Walnut Street	Red Cloud
WT07-080	House	441 North Walnut Street	Red Cloud
WT07-081	House	541 North Walnut Street	Red Cloud
WT07-083	Pope House	341 West Eighth Avenue	Red Cloud
WT07-087	Overman, E. U. House	Northwest corner of Fourth Avenue and Jefferson Street	Red Cloud

## Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
WT07-088	Boren, L.L. House	Northeast corner Fourth Avenue and Jefferson Street	Red Cloud
WT07-089	Ducker, William House	821 Franklin Street	Red Cloud
WT07-090	Dr. Damerell House	721 West Fourth Street	Red Cloud
WT07-091	McKeeby, Dr. Gilbert House	641 Cherry Street	Red Cloud
WT07-093	Beal House	811 Cherry Street	Red Cloud
WT07-096	Auld Public Library	537 North Webster Street	Red Cloud
WT07-097	House	825 North Cedar Street	Red Cloud
WT07-100	Grace Episcopal Church	546 North Cedar Street	Red Cloud
WT07-103	House	426 North Seward Street	Red Cloud
WT07-104	Webster County Courthouse	225 West Sixth Street	Red Cloud
WT07-105	High School	North side of Seventh Avenue between Webster and Cedar Streets	Red Cloud
WT07-112	House	805 North Webster Street	Red Cloud
WT07-115	Besse Auditorium	Southwest corner of Webster Street and Fifth Avenue	Red Cloud
WT07-116	Temple House	842 North Seward Street	Red Cloud
WT07-117	House	830 North Seward Street	Red Cloud
WT07-119	Myers, Jefferson G. House	819 North Seward Street	Red Cloud
WT07-121	House	617 North Seward Street	Red Cloud
WT07-122	Parkes House	513 North Seward Street	Red Cloud
WT07-123	Potter, Cornelius S. House	435 North Seward Street	Red Cloud
WT07-124	Hadel, A.P. House	West side of Seward Street between Fourth and Fifth Avenues	Red Cloud
WT07-125	Howard House	434 North Seward Street	Red Cloud
WT07-126	House	421 North Seward Street	Red Cloud
WT07-127	DX Gasoline Station	242 West Fourth Avenue	Red Cloud
WT07-128	House	341 North Seward Street	Red Cloud
WT07-129	Allen, John C. House	East side of Seward Street between Fourth and Third Avenues	Red Cloud
WT07-130	Mitchell, Annie L. House	310 North Seward Street	Red Cloud
WT07-131	House	302 North Seward Street	Red Cloud
WT07-132	House	235 North Seward Street	Red Cloud
WT07-135	Garber Rental Property	105 North Seward Street	Red Cloud
WT07-137	Van Horn, Samuel House	East side of Seward Street between First and A Avenues	Red Cloud
WT07-138	Blair, Joseph S. House	50 North Seward Street	Red Cloud
WT07-139	Conover, Peter House	51 North Seward Street	Red Cloud
WT07-140	House	58 North Seward Street	Red Cloud
WT07-147	House	617 North Elm Street	Red Cloud
WT07-149	Hopper-Parkes House	637 North Elm Street	Red Cloud
WT07-150	Cutter, Henry C.	House West side of Elm Street between Seventh and Eighth Avenues	Red Cloud
WT07-151	House	728 North Elm Street	Red Cloud
WT07-152	House	741 North Elm Street	Red Cloud
WT07-153	House	745 North Elm Street	Red Cloud
WT07-155	House	842 North Elm Street	Red Cloud



## Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
WT07-159	House	814 North Webster Street	Red Cloud
WT07-161	Martindale, George House	902 Locust Street	Red Cloud
WT07-162	Myers, Douglas J. House	925 Locust Street	Red Cloud
WT07-163	Aultz, Leonard House	941 Locust Street	Red Cloud
WT07-164	Tulley-Richardson House	Northeast corner of Locust Street and Tenth Avenue	Red Cloud
WT07-165	Pope Brothers Building	South side of Fourth Avenue, east of the alley between Webster and Elm Streets	Red Cloud
WT07-168	House	115 South Seward Street	Red Cloud
WT07-170	House	West side of Seward Street between Division and Third Streets	Red Cloud
WT07-173	Costigan, Eugene House	221 South Seward Street	Red Cloud
WT07-174	Vest-Reed House	229 South Seward Street	Red Cloud
WT07-178	House	341 South Walnut Street	Red Cloud
WT07-179	House	205 South Walnut Street	Red Cloud
WT07-180	Clawson, George House	333 South Third Street	Red Cloud
WT07-181	House	141 South Walnut Street	Red Cloud
WT07-183	House	North side of Fourth Avenue, west of alley, between Cedar and Seward Streets	Red Cloud
WT07-184	Grain Elevator	North side of tracks on east side of Webster Street	Red Cloud
WT07-185	Grain Elevator	Southside of tracks on eastside of Webster Street	Red Cloud
WT07-186	Commercial Building	317 North Webster Street	Red Cloud
WT07-187	Commercial Building	c.335 North Webster Street	Red Cloud
WT07-188	Commercial Building	341 North Webster Street	Red Cloud
WT07-189	Commercial Building	East side of Webster Street between Fourth and Fifth Avenues	Red Cloud
WT07-191	Commercial Building	c.330 North Webster Street	Red Cloud
WT07-192	Commercial Building	c.330 North Webster Street	Red Cloud
WT07-193	Commercial Building	326 North Webster Street	Red Cloud
WT07-194	Commercial Building	322 North Webster Street	Red Cloud
WT07-195	Red Cloud US Post Office	300 North Webster Street	Red Cloud
WT07-196	Farmers Mutual Telephone Exchange	501 North Webster Street	Red Cloud
WT07-197	House	113 North Seward Street	Red Cloud
WT07-199	House	105 South Seward Street	Red Cloud
WT07-200	House	205 North Cedar Street	Red Cloud
WT07-201	House	West side of South Seward Street between First and Second Streets	Red Cloud
WT07-202	House	337 South Second Street	Red Cloud
WT07-203	House	133 South Walnut Street	Red Cloud
WT07-204	House	125 South Walnut Street	Red Cloud
WT07-205	House	334 Division Street	Red Cloud
WT07-206	House	805 North Locust Street	Red Cloud
WT07-207	House	841 North Locust Street	Red Cloud



## Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity/City
WT07-208	House	West side of Locust Street between Eighth and Ninth Avenues	Red Cloud
WT07-209	House	810 North Locust Street	Red Cloud
WT07-210	House	605 North Elm Street	Red Cloud
WT07-211	House	714 North Elm Street	Red Cloud
WT07-212	House	722 North Elm Street	Red Cloud
WT07-213	House	734 North Elm Street	Red Cloud
WT07-214	House	742 North Elm Street	Red Cloud
WT07-215	House	805 North Elm Street	Red Cloud
WT07-216	House	829 North Elm Street	Red Cloud
WT07-217	House	814 North Elm Street	Red Cloud
WT07-218	House	830 North Elm Street	Red Cloud
WT07-219	Commercial Building	East side of Webster Street between Fourth and Fifth Avenues	Red Cloud
WT07-220	Commercial Building	East side of Webster Street between Fourth and Fifth Avenues	Red Cloud
WT07-221	Commercial Building	Southeast corner of Webster Street and Fifth Avenue	Red Cloud
WT07-222	House	142 North Cherry Street	Red Cloud
WT07-223	Red Cloud Cemetery	Cherry Street south of Division Street	Red Cloud
WT07-224	House	520 North Jefferson Street	Red Cloud
WT07-225	House	530 North Jefferson Street	Red Cloud
WT07-226	House	625 North Walnut Street	Red Cloud
WT07-227	House	624 North Walnut Street	Red Cloud
WT07-228	House	521 North Franklin Street	Red Cloud
WT07-229	House	621 North Cherry Street	Red Cloud
WT07-230	House	517 North Cherry Street	Red Cloud
WT07-231	House	433 North Cherry Street	Red Cloud
WT07-232	House	405 North Cherry Street	Red Cloud
WT07-233	House	641 Third Avenue West	Red Cloud
WT07-234	House	734 North Webster Street	Red Cloud
WT07-235	House	1013 North Webster Street	Red Cloud
WT07-236	Wesleyan Church	Southeast corner of Tenth Avenue and Webster Street	Red Cloud
WT07-237	House	Northwest corner of Sixth Avenue and Locust Street	Red Cloud
WT07-238	House	50 North Walnut Street	Red Cloud
WT07-239	House	106 North Walnut Street	Red Cloud
WT07-240	Automobile Showroom	South side of Fourth Avenue at Chestnut Street	Red Cloud
WT07-241	House	442 West Sixth Avenue	Red Cloud
WT07-242	House	841 North Seward Street	Red Cloud
WT07-243	House	722 North Seward Street	Red Cloud
WT07-244	House	705 North Seward Street	Red Cloud
WT07-245	House	Southwest corner of Seward Street and Seventh Avenue	Red Cloud
WT07-246	House	629 North Seward Street	Red Cloud

## Appendix A. Inventory of Surveyed Properties

NeHBS No.	Property Name	Address	Vicinity
WT07-247	House	522 North Seward Street	Red Cloud
WT07-248	House	506 North Seward Street	Red Cloud
WT07-249	House	501 North Seward Street	Red Cloud
WT07-250	House	325 North Seward Street	Red Cloud
WT07-251	House	230 North Seward Street	Red Cloud
WT07-252	House	213 North Seward Street	Red Cloud
WT07-253	House	205 North Seward Street	Red Cloud
WT07-254	House	137 North Seward Street	Red Cloud
WT07-255	House	125 North Seward Street	Red Cloud
WT07-256	House	116 North Seward Street	Red Cloud
WT07-257	Assembly of God Church	Southwest corner of Seward Street and First Avenue	Red Cloud
WT07-258	House	62 North Seward Street	Red Cloud
WT07-259	House	53 North Seward Street	Red Cloud
WT07-260	House	213 North Cedar Street	Red Cloud
WT07-261	House	Northwest corner of Cedar Street and Third Avenue	Red Cloud
WT07-262	House	329 North Cedar Street	Red Cloud
WT07-263	House	West side of North Cedar Street between Seventh and Eighth Avenues	Red Cloud
WT07-264	House	733 North Cedar Street	Red Cloud
WT07-265	Commercial Building	West side of Webster Street between Third and Fourth Avenues	Red Cloud
WT07-266	Commercial Building	117 West Fourth Avenue	Red Cloud
WT07-267	Commercial Building	20 West Fourth Avenue	Red Cloud
<b><i>Rosemont</i></b>			
WT08-002	Calvary Lutheran Church	Rosemont	Rosemont



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# Glossary

**Art Moderne Style** (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

**Association.** Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

**Balloon frame.** A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

**Bay window.** A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

**Boom-Town** (circa 1850-1880). See false-front.

**Brackets.** Support members used under overhanging eaves of a roof, usually decorative in nature.

**Building.** A building is erected to house activities performed by people.

**Bungalow/Craftsman Style** (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

**Circa, Ca., or c.** At, in, or of approximately, used especially with dates.

**Clapboard.** Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

**Column.** A circular or square vertical support member.

## Glossary

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**Commercial Vernacular Style** (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

**Contributing** (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.



*Example of Commercial Vernacular Style*

**Contributing** (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

**Cross-Gable** (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

**Design.** Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

**Dormer.** A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.

**Dutch Colonial Revival Style** (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

**Eclectic Style** (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.



*Example of Cross Gable building form*



*Example of Dormer*

**Elevation.** Any single side of a building or structure.

**Eligible.** Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

**Evaluation.** Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

**Extant.** Still standing or existing (as in a building, structure, site, and/or object).

**False-front** (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

**Feeling.** Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.



**Fenestration.** The arrangement of windows and other exterior openings on a building.

**Foursquare Style** (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

**Front Gable** (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

**Gable.** The vertical triangular end of a building from cornice or eaves to ridge.

**Gabled Ell** (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.

**Gable end.** The triangular end of an exterior wall.

**Gable roof.** A roof type formed by the meeting of two sloping roof surfaces.

**Gambrel roof.** A roof type with two slopes on each side.

**High Victorian Gothic** (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.

**Hipped roof.** A roof type formed by the meeting of four sloping roof surfaces.

**Historic context.** The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.



*Example of Gabled Ell building form*



*Example of Front Gable building form*

## Historic siding materials

As asphalt building materials became more popular, companies such as Flinkote, Johns-Manville, Ruberiod, and Pabco began creating siding materials in addition to roof shingles. The asphalt roofing industry developed between 1903 and 1920, creating varied shingle sizes and shapes. The siding shingles were typically similar in color and design to the roofing shingles, but were larger in size. During the 1930s, the Flintkote Company offered a siding pattern that imitated bricks. During World War II the use of asbestos-cement siding and roofing materials rose to new levels, primarily as a result of the need to enclose munitions supplies with an easy assembled, inexpensive, fireproof material. The material became a popular residential building material following the war. Asbestos-cement siding shingles, also referred to as slate siding, came in a wide variety of colors, sizes, and textures. During production, asbestos fibers were typically bound with cement, causing the asbestos to be unable to breathe, and therefore limiting the health risk. The material proved popular because of building material shortages caused by the war, the efficient price, and the benefit of being fireproof. Companies that produced asphalt building materials, such as Johns-Manville, Ruberoid, and Pabco also produced asbestos materials. Advertisements from the 1950s show how popular these products were, and claimed that they could modernize a home, add fireproof protection, and were a permanent, no maintenance product. Production began during World War II, and some companies produced siding into the 1980s, although rising health concerns about the materials in the 1960s curtailed popularity.

-- Discussion adapted from Thomas C. Jester, ed., *Twentieth-Century Building Materials* (Washington D.C.: The McGraw-Hill Companies, 1995), 42, 250.

## Glossary

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**Integrity.** Authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period. (See Chapter 3, Research Design.)

**Italianate Style** (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

**Keystone.** A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

**Late Gothic Revival Style** (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

**Location.** Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

**Materials.** Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

**Mediterranean Revival** (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

**Multiple Property Nomination.** The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

**National Register of Historic Places** (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices (see Chapter 1, Introduction of this report).

**National Register of Historic Places Criteria.** Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 3, Research Design.

**Neo-Classical Style** (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

**Noncontributing** (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.



*Example of One Story Cube building form*

**Noncontributing** (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHBS inventory; however, exceptions do exist.

**Object.** An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

**One-story Cube** (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

**Period of Significance.** Span of time in which a property attained the significance for which it meets the National Register criteria.

**Pony truss bridge** (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.



*Example of Side Gable building form*

**Portico.** A covered walk or porch supported by columns or pillars.

**Potentially eligible.** Properties that may be eligible for listing on the National Register pending further research and investigation.

**Property.** A building, site, structure, and/or object situated within a delineated boundary.

**Property type.** A classification for a building, structure, site, or object based on its historic use or function.

**Queen Anne Style** (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.

**Setting.** Quality of integrity applying to the physical environment of a historic property.

**Shed roof.** A roof consisting of one inclined plane.

**Side Gable** (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

**Significance.** Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

**Site.** The location of a prehistoric or historic event.

**Spanish Colonial Revival Style** (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

**Structure.** Practical constructions not used to shelter human activities.

**Stucco.** A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

**Tudor Revival Style** (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

**Turret.** A little tower that is an ornamental structure and projects at an angle from a larger structure.

## Glossary

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**Two-story Cube** (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

**Vernacular.** A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

**Workmanship.** Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

All images shown in glossary adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, Architecture (Madison, Wis.: State Historical Society of Wisconsin, 1986).